

CAMPUS OAKS APARTMENTS MPP REVISIONS

ROSEVILLE, CA
FEBRUARY 8, 2021

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CAMPUS OAKS APARTMENTS-PHASE 1

Landscape Development Plans

DOG RUN 2
ROSEVILLE, CALIFORNIA

PLANTING NOTES

1. Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.
2. All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be brought to finish grade before planting begins. Finish grade shall be 2" below surface of walks, curbs, and paved areas in planting areas where bark is to be installed. Grades shall be flush at catch basins. Surfaces shall be sloped with regard to drainage requirements so that water does not puddle or stand.
3. If additional soil is required, it shall be approved loam as similar to the existing soil as possible, free of debris and noxious weeds. Prior to placing additional soil, disc or scarify the sub-grade to a depth of at least 8" to permit bonding to the sub-grade. Spread and rototill a one inch layer of new soil, then proceed to place remaining soil and establish finish grade.
4. WITHIN 10 DAYS OF AWARD OF CONTRACT, LANDSCAPE CONTRACTOR MUST CONDUCT A SOILS TEST TO DETERMINE AMENDMENT QUANTITIES. FOR BID PURPOSES, ASSUME THE FOLLOWING SOIL PREPARATION FOR ALL PLANTING AREAS: APPLY NITRIFIED WOOD PRODUCT AMENDMENT AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQ. FT. AND COMMERCIAL FERTILIZER (16-16-16 NPK OR EQUAL) AT A RATE OF 30 LBS. PER 1000 SQ.FT. FOR SHRUB AND GROUND COVER AREAS, 20 LBS. PER 1000 SQ.FT. FOR LAWN AREAS. ROTOTILL TO A DEPTH OF 6" TO 10". COMPACT AND SETTLE ALL AREAS BY APPLICATION OF HEAVY IRRIGATION TO A MINIMUM DEPTH OF 12".
5. Concrete headers shall be installed between all lawn and shrub/ground cover areas. Install per plans and details provided.
6. All plants shall be top quality nursery stock, free of disease and insect pests. Plants shall be normal size for container, vigorous, and true to name and variety. Plant holes shall be the same depth as the root ball, and three times the width for shrubs and four times the width for trees, see details.
7. Backfill for the plant holes shall be existing soil which has been previously amended. Apply Osmocote Controlled Release Formula fertilizer (18-6-12, 4 month formula) per manufacturer's recommendations.
8. When planted, crown of plant shall be 1-1/2" above finish grade. Prepare a water basin by forming a soil ring at least 3" high and as wide around the outer edge of the new plant hole. Water thoroughly to eliminate air pockets.
9. Upon completion of planting all containerized material, rake all shrub and ground cover areas to smooth grade, leaving watering basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Ronstar or equal) per manufacturer's directions. Contractor to verify with manufacturer that pre-emergent will not adversely affect plant health.
10. Place a 3" layer of 'Walk-On' fir bark mulch, or approved equal, in all shrub and ground cover areas. Shredded redwood 'Gorilla Hair' is not acceptable.
11. Ground cover plants shall be planted in straight rows and evenly triangularly spaced at intervals noted in plant legend. Plant each rooted plant with its proportionate amount of rooting soil in a manner that will insure minimum disturbance of the root system.
12. For trees that require staking, use two 3" diameter treated lodgepole stakes set at minimum of 12" into undisturbed subgrade below the root ball. Place ties and stakes only to the level which will hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself if the top is pulled to one side as if wind loaded and then released. Ties shall be cinch-tie flexible vinyl (or equal) nailed to stake with galvanized nails, see details.
13. Sod Lawn and Biofiltration Sod: After soil preparation, carefully smooth all surfaces and roll to expose depressions and irregularities. Regrade as necessary. Lay first strip of sod slabs along a straight line. Butt joints tightly, do not overlap edges. For remaining strips, stagger joints much as laying bricks. Use a sharp knife to cut sod to fit curves, edges, sprinkler heads, etc.. When a conveniently large area has been sodded, water lightly to prevent drying. After laying all sod, roll lightly to eliminate irregularities and to form good contact between sod and soil. Water thoroughly; soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
14. Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 60 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed in accordance with Plans and Notes. A prime requirement is that all lawn areas shall show an even, healthy stand of grass which shall have been mown at least twice. Any materials found to be dead, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

IRRIGATION NOTES

1. THIS PROJECT UTILIZES RECYCLED WATER; EQUIPMENT MARKED OR COLORED PURPLE TO INDICATE 'NON POTABLE' SHALL BE USED THROUGHOUT, AS INDICATED ON THE IRRIGATION SCHEDULE.
2. Installing Contractor shall verify all dimensions and areas prior to start of job. Intent is for full coverage of planting. Notify Landscape Architect of any discrepancies prior to trenching.
3. Plan is diagrammatic and not intended to show exact locations of piping and valves. Install valves and piping in landscape areas wherever possible. Install valves near curbs and sidewalks whenever possible. Sprinkler head spacings are shown accurately and shall be installed as indicated by the center of the symbol. Contractor is responsible for pipe sizing the irrigation system correctly.
4. All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior written approval of Landscape Architect.
5. Mainline shall be SCH 40 PVC or CL315 at a minimum depth of 18" below finish grade. Lateral lines shall be SCH 40 PVC at a minimum depth of 12" below grade. Use only the solvent supplied and recommended by the pipe manufacturer to make plastic pipe joints. Allow 15 minutes set-up curing time before moving or handling, and 24 hour curing time before water is placed in PVC pipe. Center load pipe with a small amount of backfill to prevent arching and whipping under pressure.
6. Where more than one pipe is installed in a trench, place pipe side by side at a minimum of 2" apart. Where soil conditions are rocky, place a 4" layer of fine material on bottom of trench prior to installation of pipe.
7. All valves shall be installed in Carson poly-plastic valve boxes with flush covers, or approved equal. All valve boxes to be Purple color to indicate recycled water use. Remote control valves shall be installed in Carson 1419 12" depth standard rectangular valve boxes; Drip zone remote control valves with filters and PRVs shall be installed in Carson 1220 12" depth jumbo rectangular valve boxes; Ball valves shall be installed in Carson 0011 10" diameter round valve boxes. Top of valve boxes shall be 1" above finish grade.
8. Install pop-up shrub heads and lawn spray heads 2" from curbs and walks.
9. Securely install controller as directed by manufacturer. Complete all electrical connections to controller. All control wire shall be #14 U.L. direct burial. Taped and bundled every 20'. Place at a minimum depth of 18", installing in common trenches with mainline whenever possible. Where wire crosses paving, encase wire in a SCH 40 PVC sleeve. For extra mainline, label, and leave in last valve box for future access.
10. At valves, both wires shall be brought into valve box and shall have an excess loop of 24" before being spliced into the solenoid pigtails using Pentite connectors.
11. After valves have been installed, test all mainlines for leaks at full line pressure for a period of 2 hours with couplings exposed and pipe sections center loaded. Before testing, fill line with water for at least 24 hours. Provisions shall be made for thoroughly bleeding the line of air and debris. Correct all defects and retest.
12. All excavations shall be backfilled with fine material to 4" above crown of pipe and tamped; then fill with earth and tamp. All trenches shall be left flush with adjoining grade and in a firm unyielding condition. Any subsequent settling shall be corrected by the Contractor.
13. Install systems without spray nozzles; open flush valves. Flush and operate each valve system at full pressure until all debris is removed. Install spray nozzles and close flush valves.
14. Test to determine that all sprinklers function according to manufacturer's data and give full coverage according to intent of drawing. Replace and adjust as necessary. Additional heads shall be provided by the Contractor to cover areas shown to be deficient by test.
15. Contractor shall set initial program for the controller. Note that overhead irrigation must be scheduled to run between the hours of 8 p.m. and 10 a.m. Contractor shall provide Owner with the instruction manual, keys, and all associated accessories and documentation, and demonstrate its operation to the Owner.
16. Contractor shall prepare and submit to Owner a complete set of irrigation record drawings (aka 'As-Builts') indicating actual installed locations of irrigation equipment and mainline.
17. Contractor shall guarantee all parts and labor for one year with exception of damage caused by vandalism, theft, adverse natural conditions, or anything beyond the control of the Contractor.

IRRIGATION WELO COMPLIANCE NOTES

1. Contractor shall prepare a WELO Certificate of Completion Package per WELO Section 14.18.060 that includes irrigation schedules (establishment and established), maintenance schedule, water audit, as well as all other requirements needed prior to final acceptance.
2. Contractor shall include Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis prior to final acceptance per WELO Section 14.18.080.
3. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
4. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.
5. Applies to new construction and rehabilitated landscape projects installed after December 1, 2015, as described in WELO Section 14.18.030.
6. The project applicant shall submit an irrigation audit report with the Certificate of Completion Package to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing.

GENERAL NOTES

1. Landscape areas not covered with live material shall be covered with a 3" 'Walk-On' fir bark mulch layer.
2. Adjust location of plant material to avoid interference with building numbers and addresses at mature height.
3. Provide a minimum three foot clearance around all fire protection equipment and associated landscape apparatus.
4. All trees planted adjacent to fire lanes shall have their canopies maintained at 13'-6" or higher where they overhang into the required width of the fire lane.
5. Landscaping shall be placed and pruned as to retain the required clearance for ladder access to windows around the building and to not interfere at maturity with 13'-6" emergency vehicle access clearance.
6. Turf slopes cannot exceed 4:1.
7. Maintain a minimum distance of 18" between edge of lawn and trunk of tree(s).
8. Landscape contractor shall provide protection for all concrete surfaces when installing landscape materials. Staining of concrete from dirt, tire marks and damaged curbs will not be permitted. All damaged surfaces shall be cleaned or replaced.
9. Landscape contractor shall coordinate and install the sleeving and stubbing for irrigation crossing parking lots and paved areas.
10. Landscape contractor shall grade all landscape areas 2% min. to drain to the street. Landscape contractor is responsible to provide positive drainage away from all buildings. All planters and planter islands should be crowned to prevent standing water.
11. Root barriers are required in all locations where trees are placed closer than 48" from curbs, sidewalks, concrete or asphalt. Refer to detail for specification and installation.
12. Quantities found in the plant legend are for contractor convenience. In the event that the quantities in the legend differ from those found on the plans, the quantities found on the plans will take precedence.
13. Contractor to hand dig only under existing tree canopies, no mechanical excavation will be allowed, do not cut any roots 2" or larger in diameter, if it is necessary to prune roots 2" in diameter or larger, contractor shall hire the services of a licensed arborist to supervise and direct the work, follow all recommendations of the arborist.

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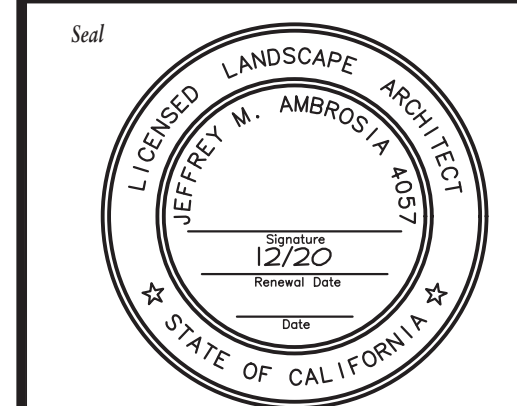
CAMPUS OAKS APARTMENTS - PHASE 1
DOG RUN 2

ROSEVILLE, CALIFORNIA

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Sheet Title

COVER SHEET



No.	Date	Revision
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Project Mgr:	TVZ	Sheet No.:	
Drawn By:	TVZ		
Scale:	---		L-0.1
Date:	23 SEP 20		
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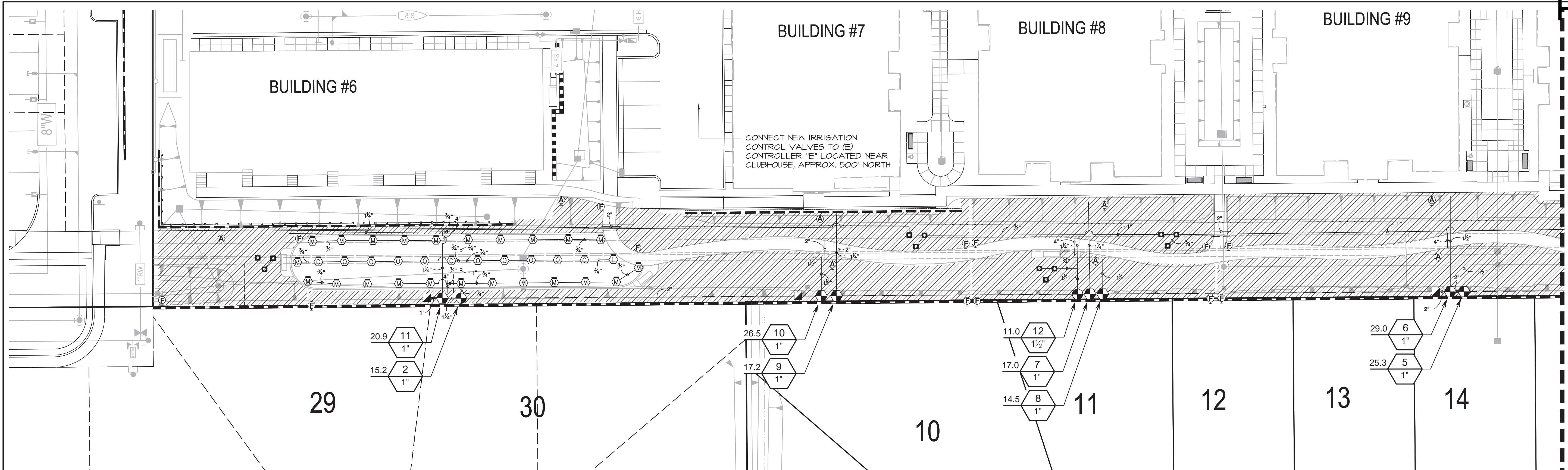


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CAMPUS OAKS APARTMENTS - PHASE 1
DOG RUN 2
ROSEVILLE, CALIFORNIA



IRRIGATION SCHEDULE

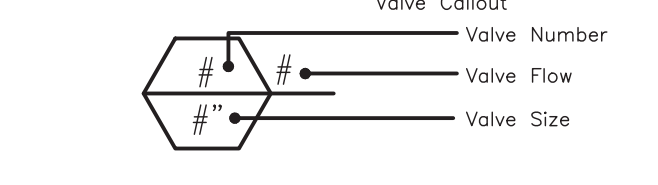
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter MPI000 PR05-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	30
	Toro 570Z-6-COM-5B-PC Pressure-compensating stream bubbler with check valve on 6.0" Pop-Up. Toro 5B-4-180-PC 180 degree arc, 4 stream, 2' radius nozzle. Three bubblers per tree as shown on plan; spaced equally 24" from tree trunk.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Netafim TLSOV Netafim TLSOV- 1/2" manual flush valve, barbed insert. Install in 10" box, with adequate blank or "cobra" tubing to extend valve out of valve box. 1mm fits Techline RW driplines.
	Netafim TLAVRV Air/Vacuum relief valve, 1/2" male pipe thread. Thread to Netafim TLO75FTEE 3/4" combination tee with 3/4" to 1/2" male pipe thread bushing.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Area to Receive Dripline Netafim TLRN-06-12-NP Techline TLRN Landscape Dripline with Purple Stripe for Non-Potable Water Applications. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install Netafim TLRN-6 tubing staples at 4' O.C. Changes in direction shall be made with Netafim barbed TL fittings. Install 1" below finished grade. Designed for Reclaimed Water Use Only.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Toro P220-27-0 GLOBE Electric, 1", 1-1/2", 2" and 3" Plastic In-Line Remote Control Valve. Equipped to withstand pressure up to 220 PSI. Filter screen on 2" and 3" models. Standard Solenoid. Globe Body Style. With EZ Reg Pressure Regulator.
	Toro P2205-26-04 Electric, 1" Plastic Control Valve with the following: Rainbird FRB-QKCHK-100 40 psi pressure regulating basket strainer and imperial technical service NFDEC single station two-wire decoder.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Signature 7645 1" Quick coupler valve with purple lockin cover 1" BSP. Provide two (2) 7640 keys with 8810 swivel at turnover.
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40



CRITICAL ANALYSIS

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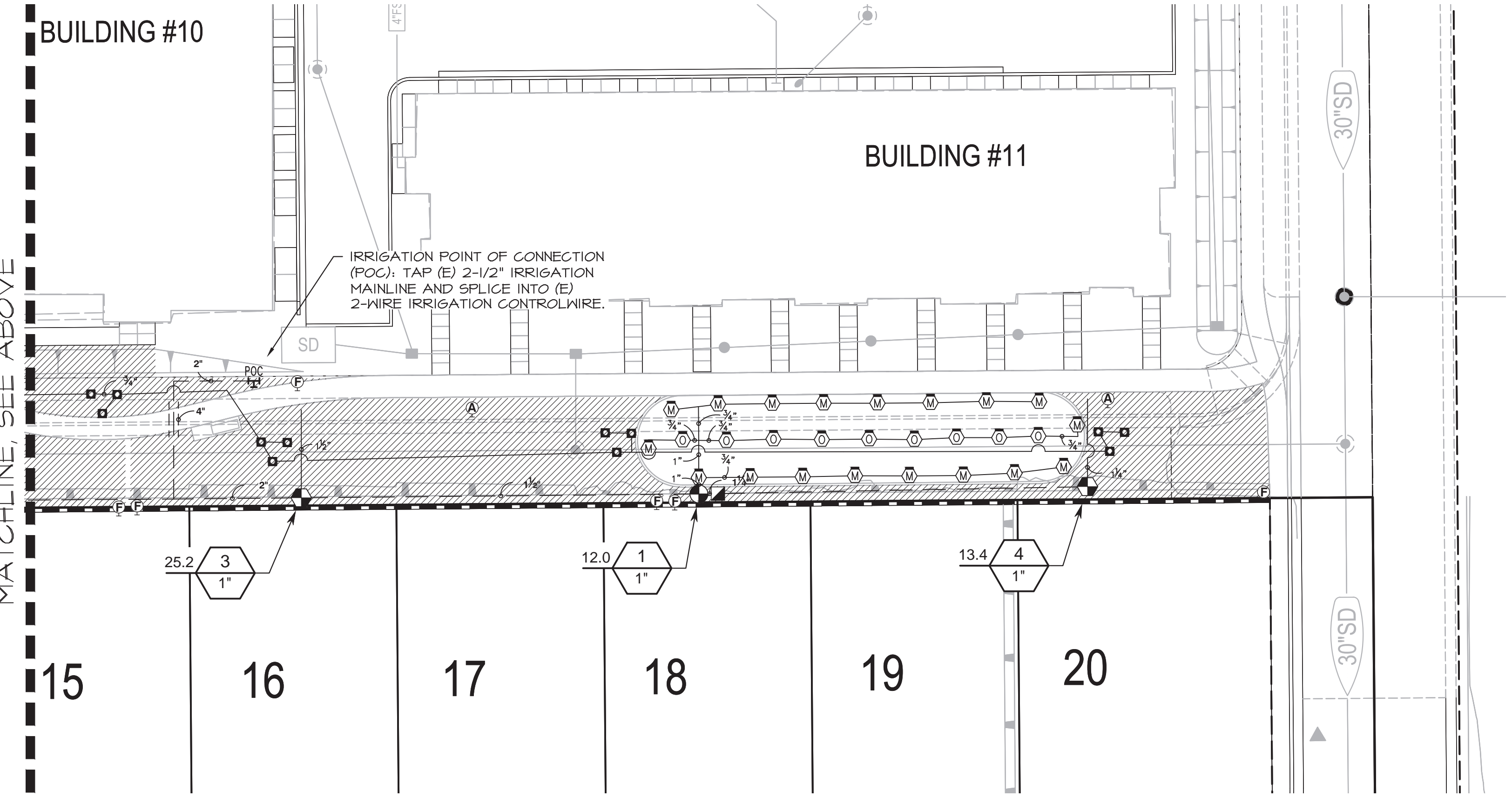
P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Custom Max Flow: 30.00 gpm
Flow Available: 30.00 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 40.00 psi
Pressure Available: 40.00 psi

DESIGN ANALYSIS
Maximum Multi-valve Flow: 30.00 gpm
Flow Available at POC: 30.00 gpm
Residual Flow Available: 0.00 gpm

Critical Station:	Value
Design Pressure:	30.00 psi
Friction Loss:	0.79 psi
Fittings Loss:	0.08 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.68 psi
Pressure Req. at Critical Station:	34.55 psi
Loss for Fittings:	0.35 psi
Loss for Main Line:	3.52 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Critical Station Pressure at POC:	38.42 psi
Pressure Available:	40.00 psi
Residual Pressure Available:	1.58 psi

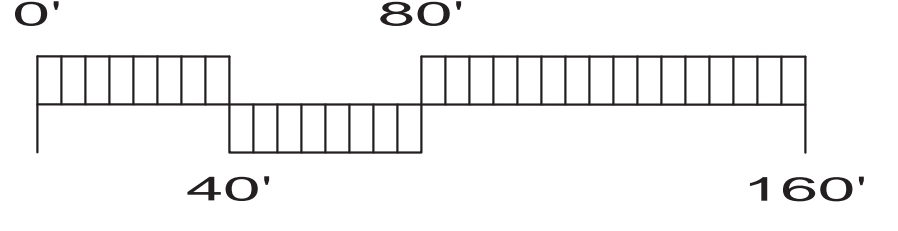


VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	Toro P220-27-0 GLOBE	1"	Turf Rotary	11.98
2	Toro P220-27-0 GLOBE	1"	Turf Rotary	15.25
3	Toro P2205-26-04	1"	Area for Dripline	25.19
4	Toro P2205-26-04	1"	Area for Dripline	13.42
5	Toro P2205-26-04	1"	Area for Dripline	25.26
6	Toro P2205-26-04	1"	Area for Dripline	28.99
7	Toro P2205-26-04	1"	Area for Dripline	17.01
8	Toro P2205-26-04	1"	Area for Dripline	14.52
9	Toro P2205-26-04	1"	Area for Dripline	17.19
10	Toro P2205-26-04	1"	Area for Dripline	26.47
11	Toro P2205-26-04	1"	Area for Dripline	20.93
12	Toro P220-27-0 GLOBE	1-1/2"	Bubbler	11.04

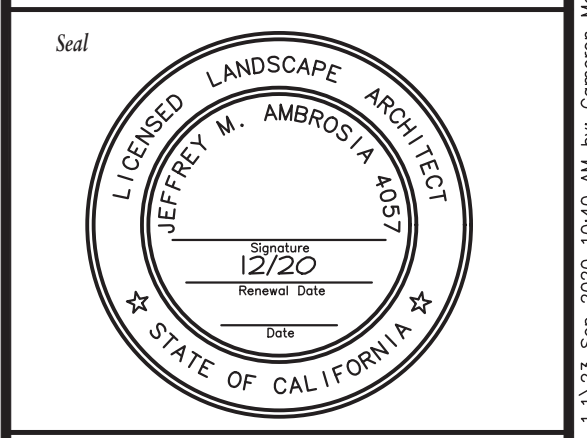
NOTES:

- IRRIGATION DESIGN IS BASED ON A MAXIMUM DEMAND OF 29 GPM WITH A MINIMUM OPERATING PRESSURE OF 40 PSI. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY PRESSURE AND FLOW PRIOR TO STARTING JOB AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF WATER AND PRESSURE FLOWS DO NOT MEET THESE MINIMUM REQUIREMENTS.
- IRRIGATION PLAN IS DIAGRAMMATIC; INSTALL VALVES AND IRRIGATION LINES IN PLANTERS WHENEVER POSSIBLE.
- IRRIGATION SYSTEM IS A TWO WIRE SYSTEM. INSTALL ALL REQUIRED GROUNDING ACCESSORIES PER PLAN, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.



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Sheet Title
IRRIGATION PLAN



No.	Date	Revision
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Project Mgr.: TVZ	Sheet No.:
Drawn By: TVZ	L-1.1
Scale: 1"=20'	
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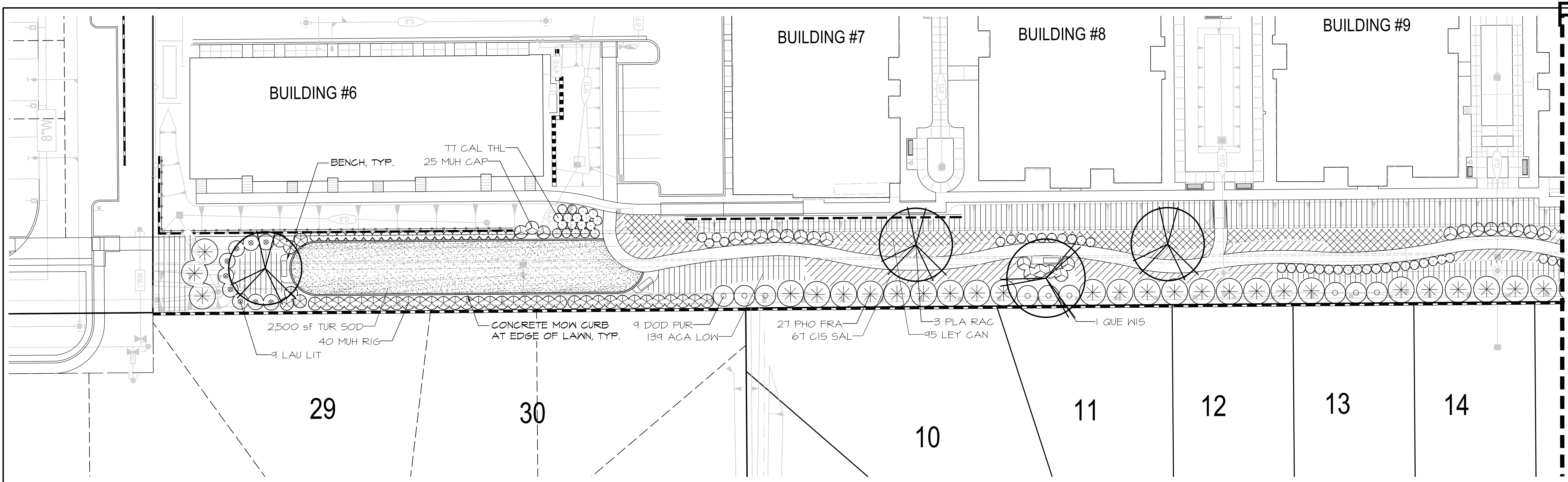


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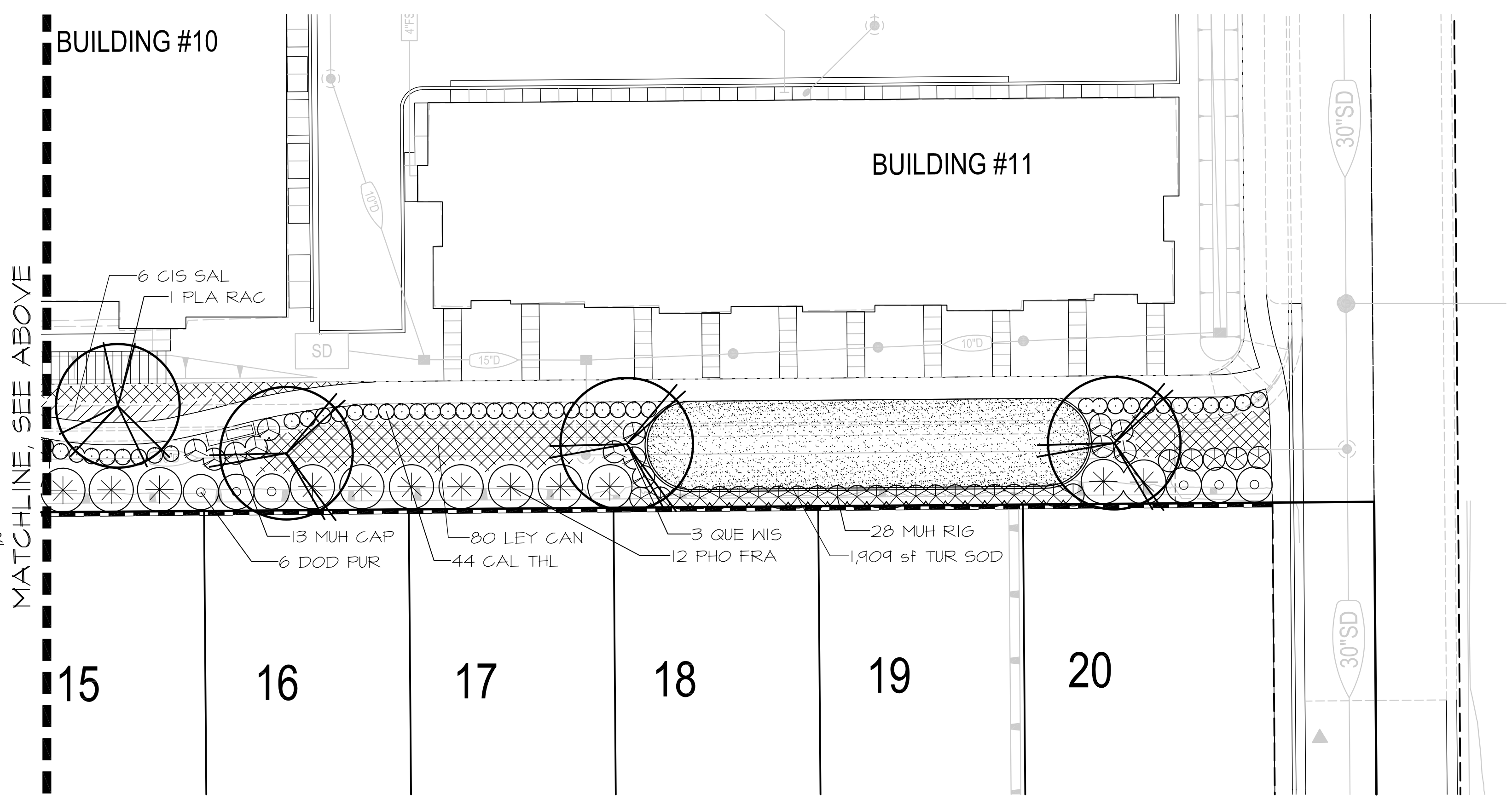
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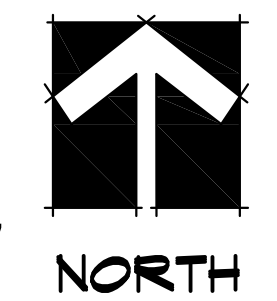
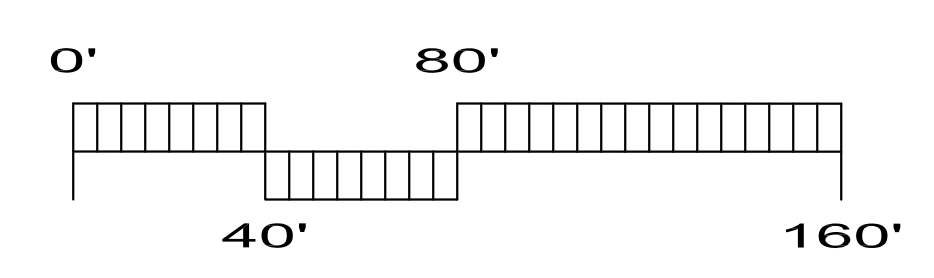
MATCHLINE, SEE BELOW

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	
	PLA RAC	4	Platanus racemosa / California Sycamore	24" box	M	
	QUE WIS	4	Quercus wislizenii / Interior Live Oak	24" box	L	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	
	CAL THL	121	Callistemon citrinus 'Better John' / Better John Dwarf Bottlebrush	5 gal	L	
	DOD PUR	15	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	15 gal	L	
	LAU LIT	9	Laurus nobilis 'Little Ragu' / Emerald Wave Sweet Bay	5 gal	L	
	PHO FRA	34	Photinia x fraseri / Red Tip Photinia	15 gal	L	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	
	MUH CAP	38	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Deer Grass	1 gal	L	
	MUH RIG	68	Muhlenbergia rigens / Deer Grass	1 gal	L	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE
	ACA LOW	139	Acacia redolens 'Low Boy' / Low Boy Bank Catclaw	1 gal	12" o.c.	L
	CIS SAL	73	Cistus salvifolius / Rockrose Sageleaf	1 gal	60" o.c.	L
	LEY CAN	175	Leymus condensatus 'Canyon Prince' / Canyon Prince Blue Rye	1 gal	48" o.c.	L
	TUR SOD	4,404 sf	Turf Sod / Drought Tolerant Fescue Blend	sod		H

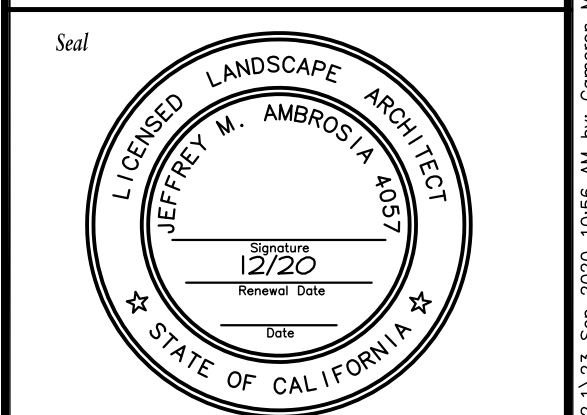


MATCHLINE, SEE ABOVE




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Sheet Title
PLANTING PLAN



No.	Date	Revision
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Project Mgr.: TVZ
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Date: 23 SEP 20
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CAMPUS OAKS APARTMENTS - PHASE 1
DOG RUN 2
ROSEVILLE, CALIFORNIA

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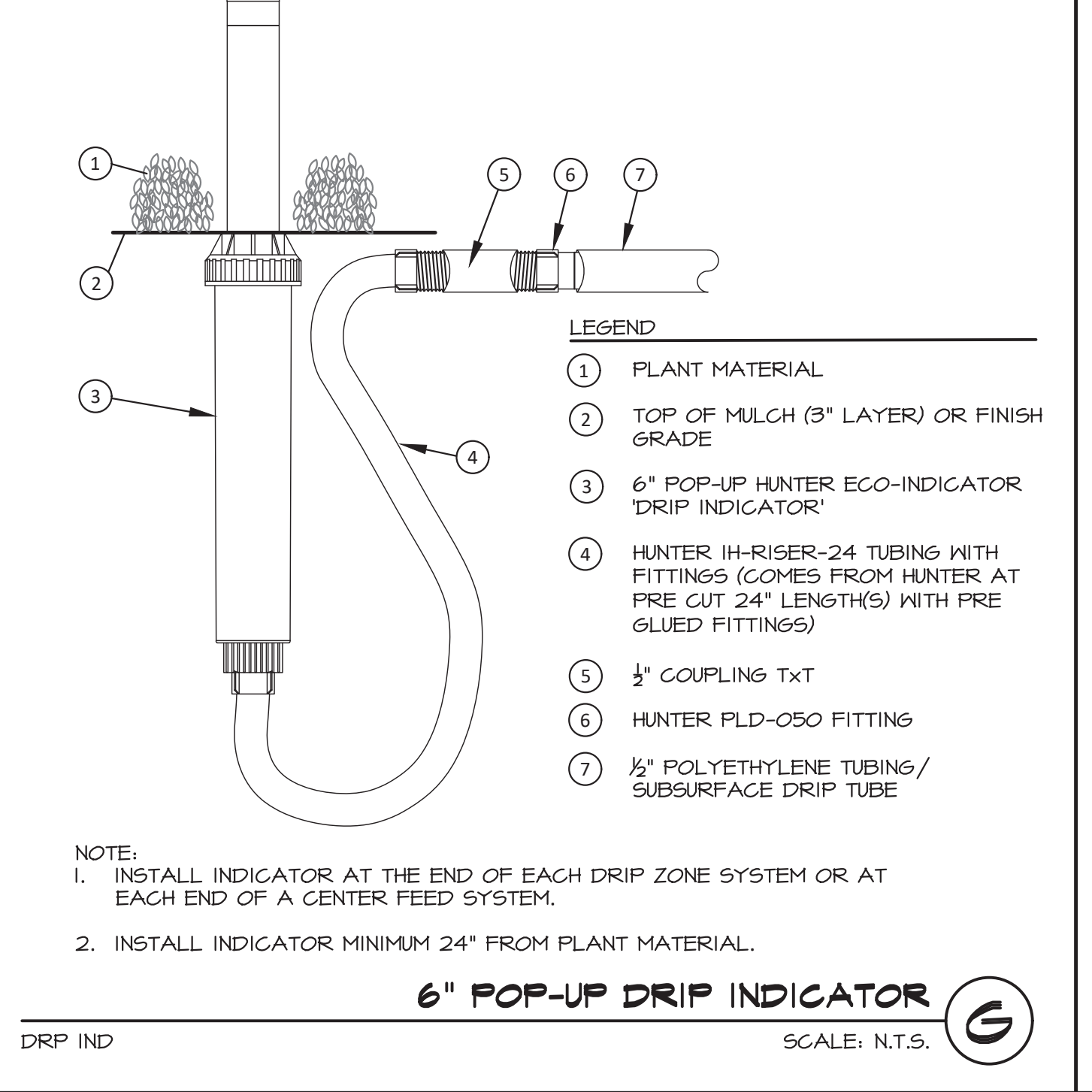
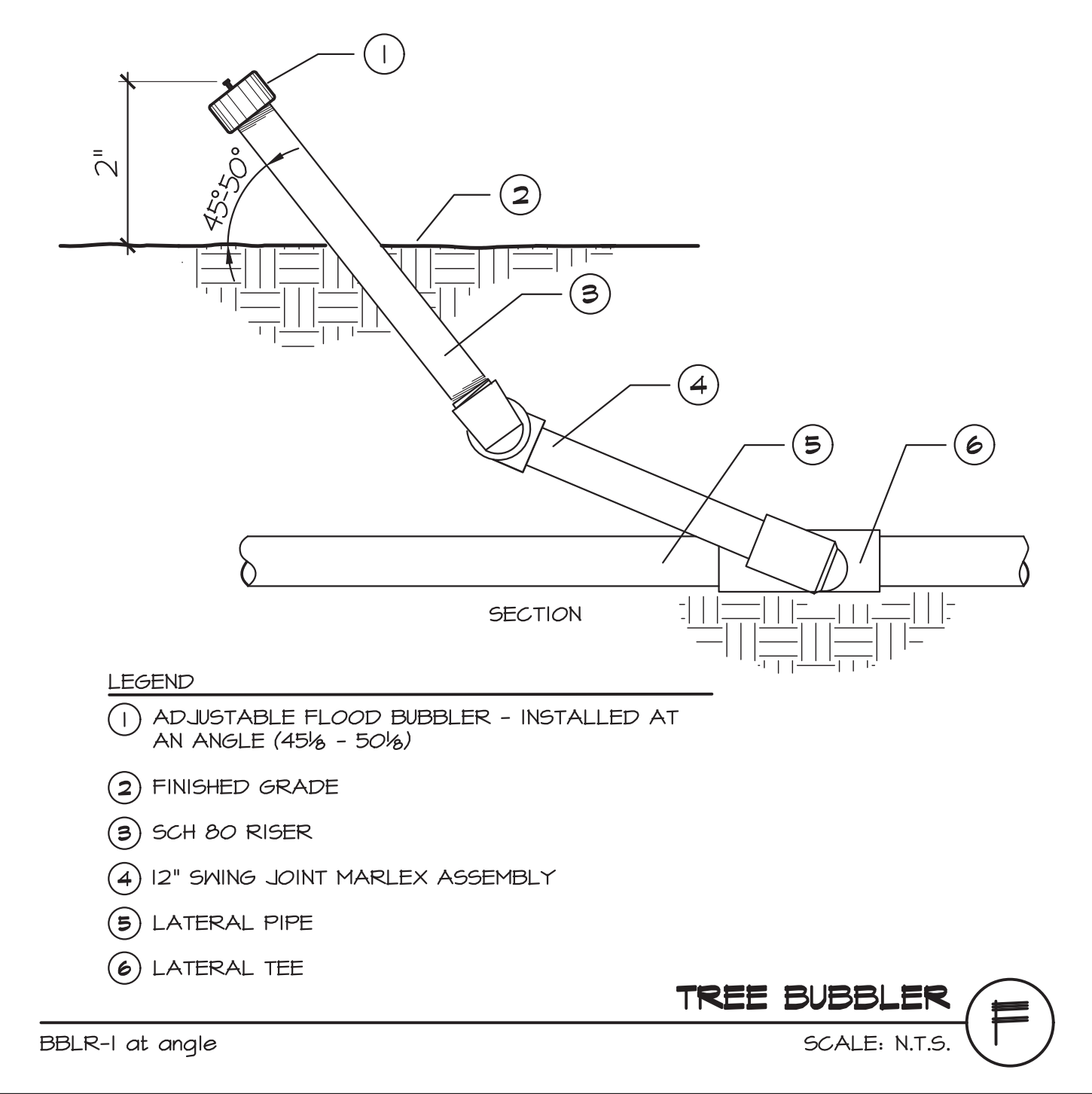
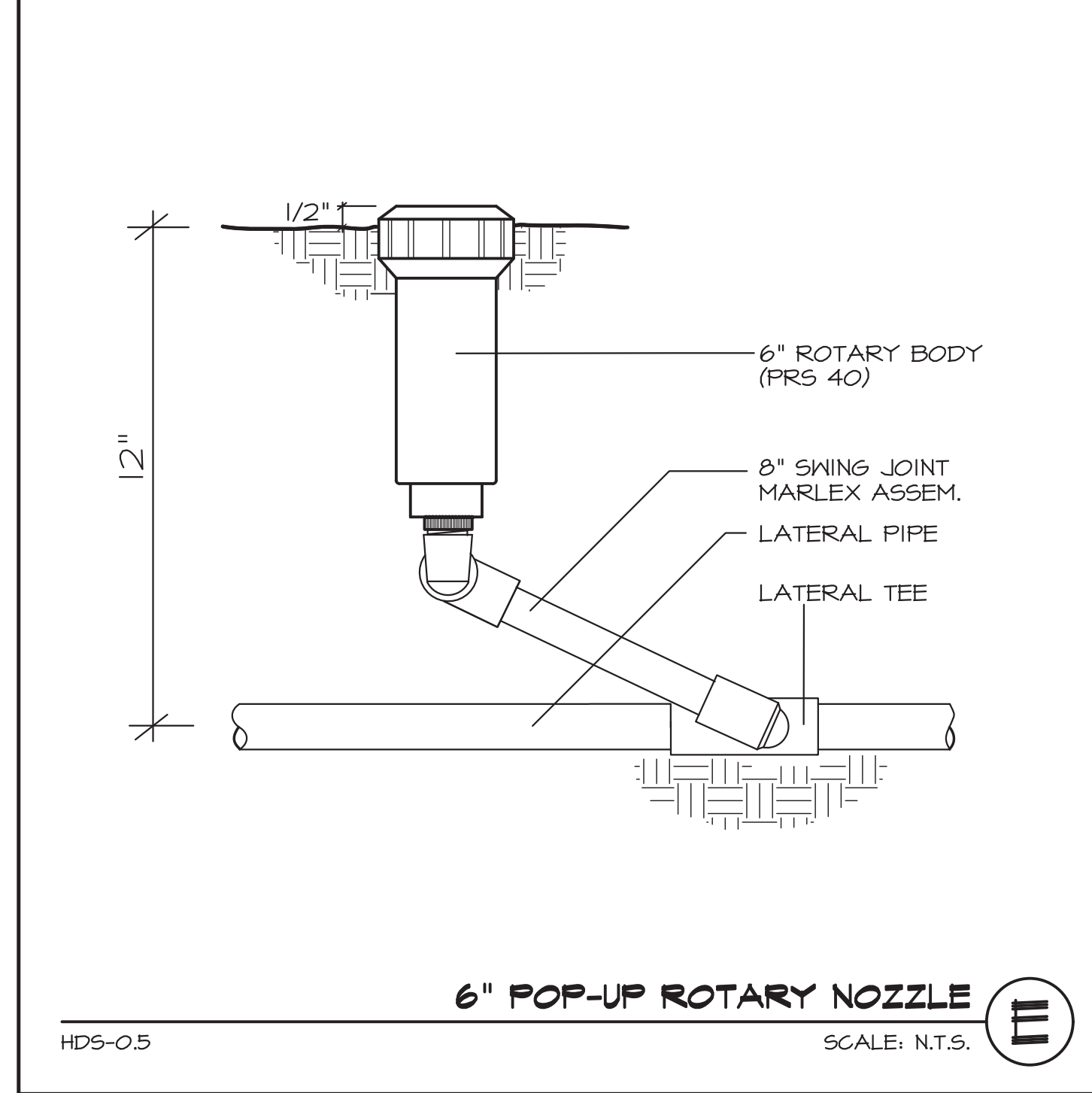
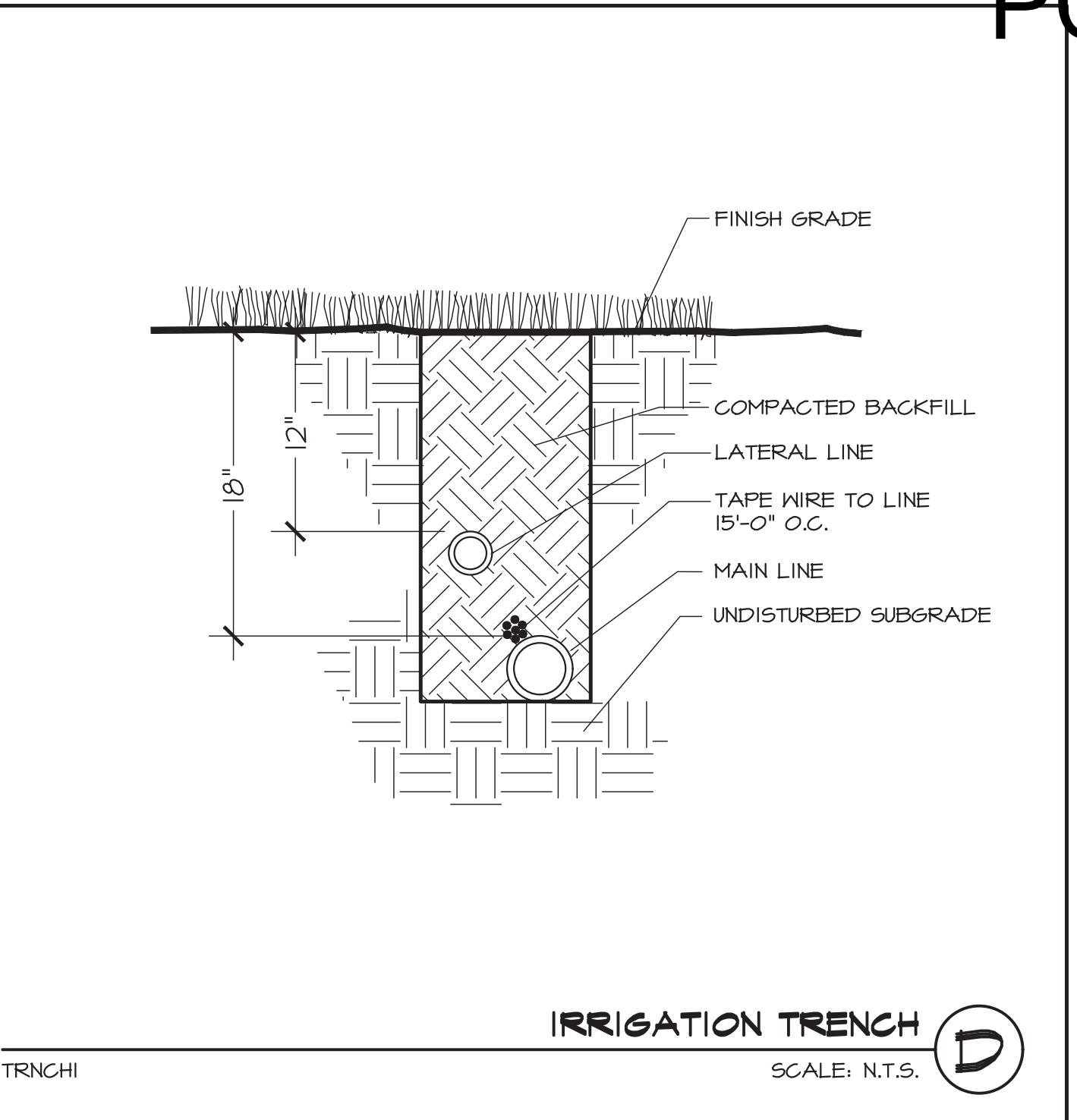
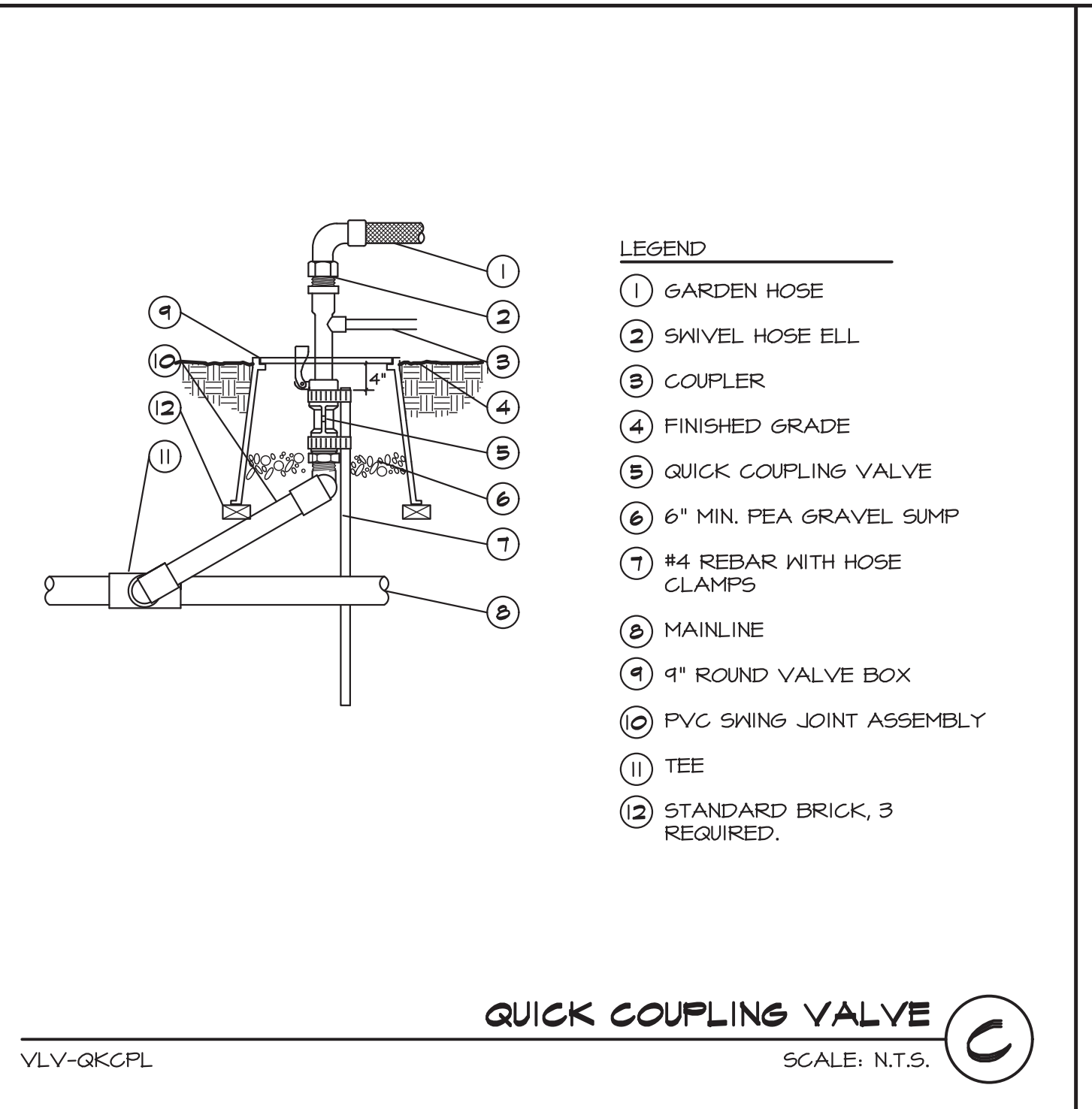
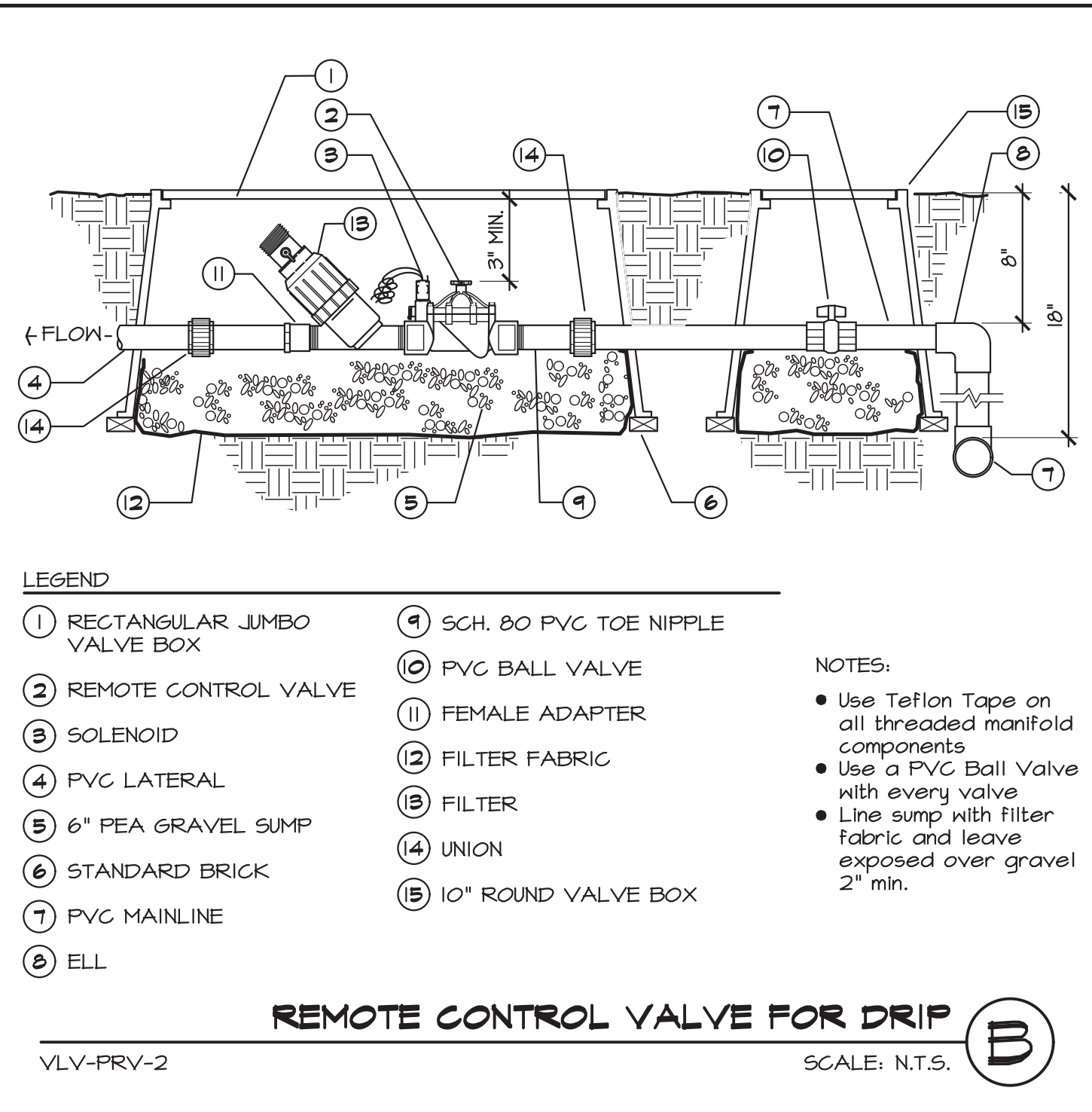
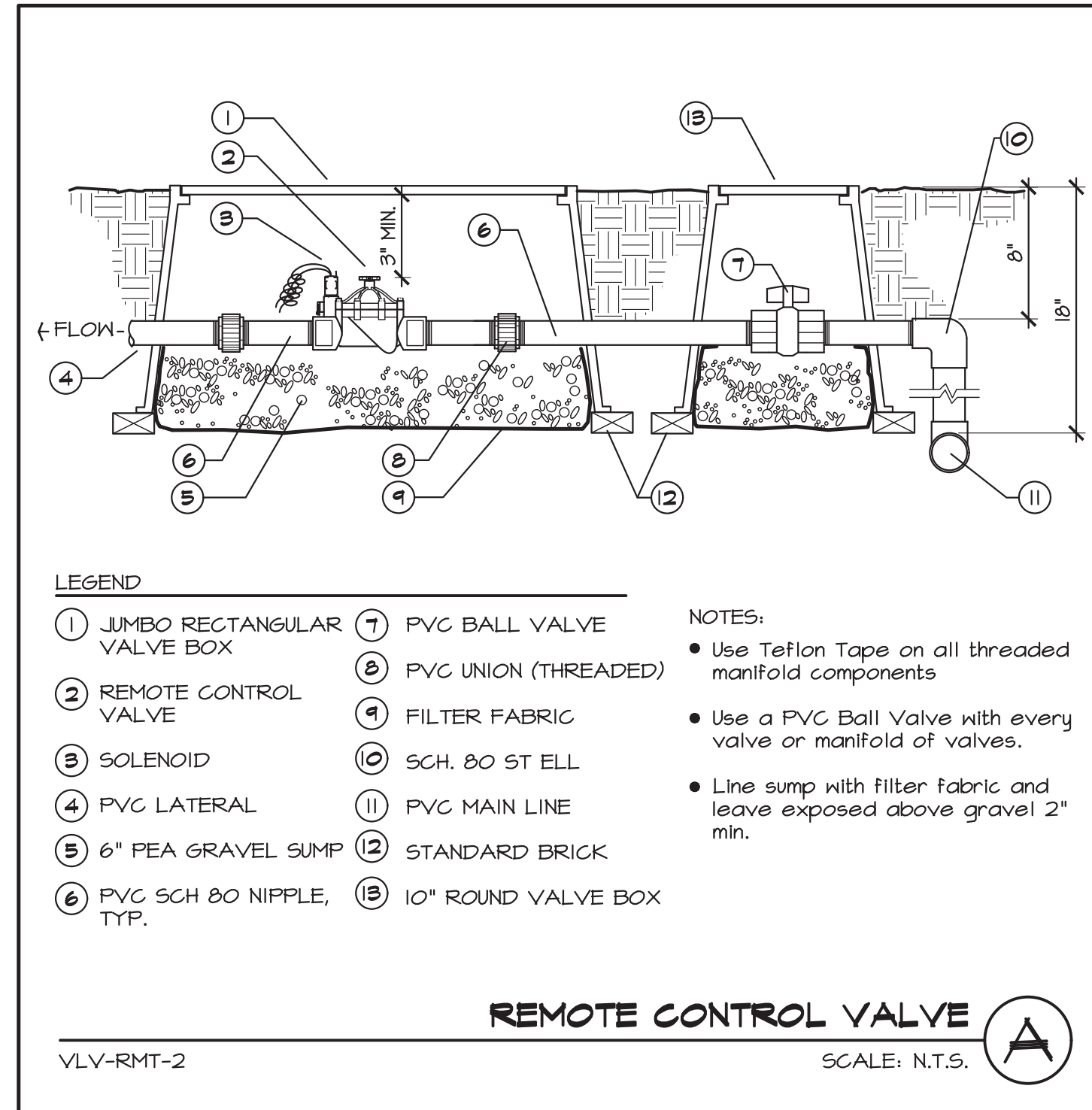
Sheet Title
LANDSCAPE DETAILS

Scale



No. Date Revision
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Project Mgr.: TVZ Sheet No.:
Drawn By: TVZ
Scale: AS SHOWN **L-3.1**
Date: 23 SEP 20
File Name: CO-DR-DT of 6 sheets



Sleeving Schedule

ALL PIPE SLEEVES TO BE SCHEDULE 40 PVC. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12 INCHES BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

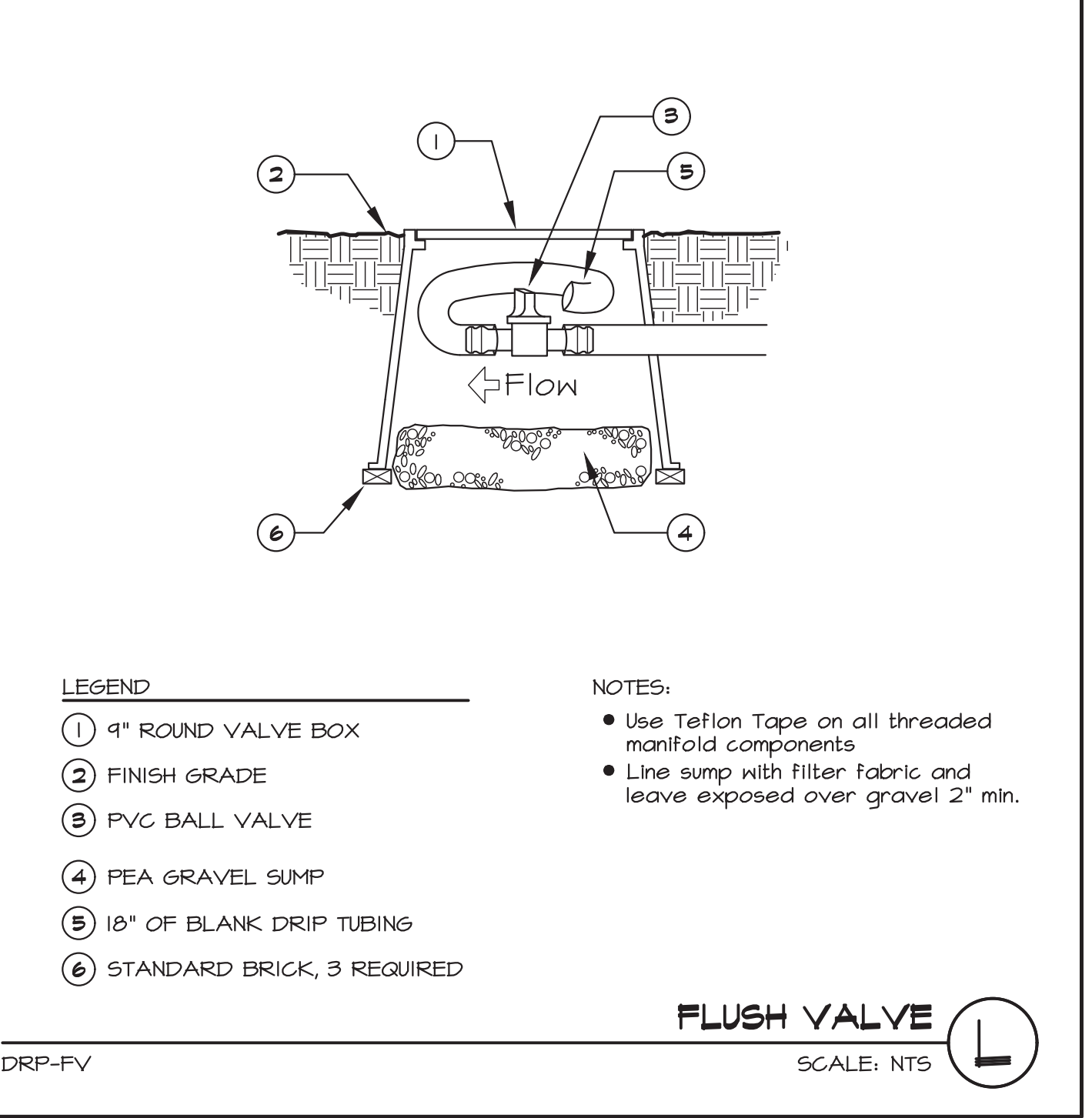
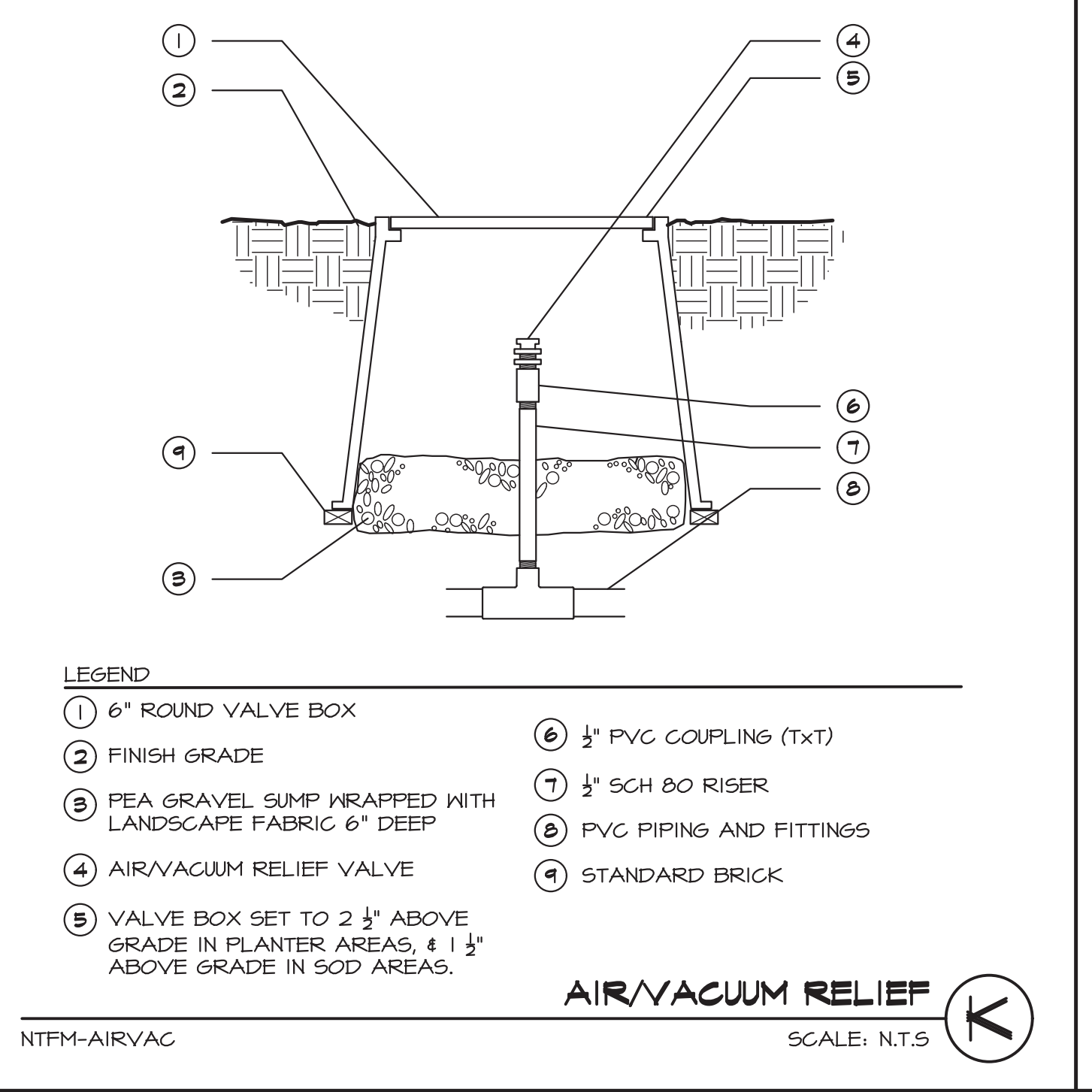
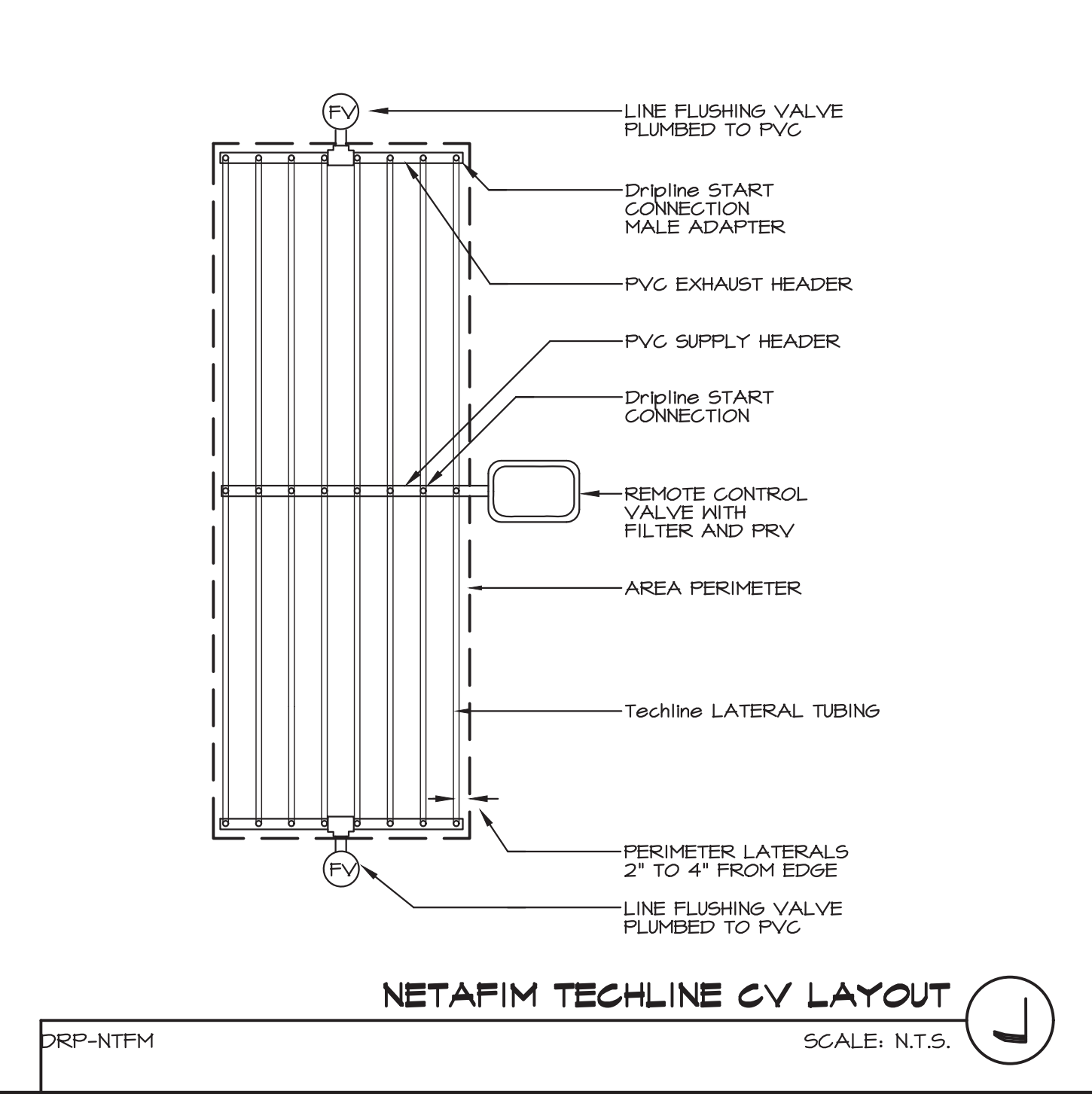
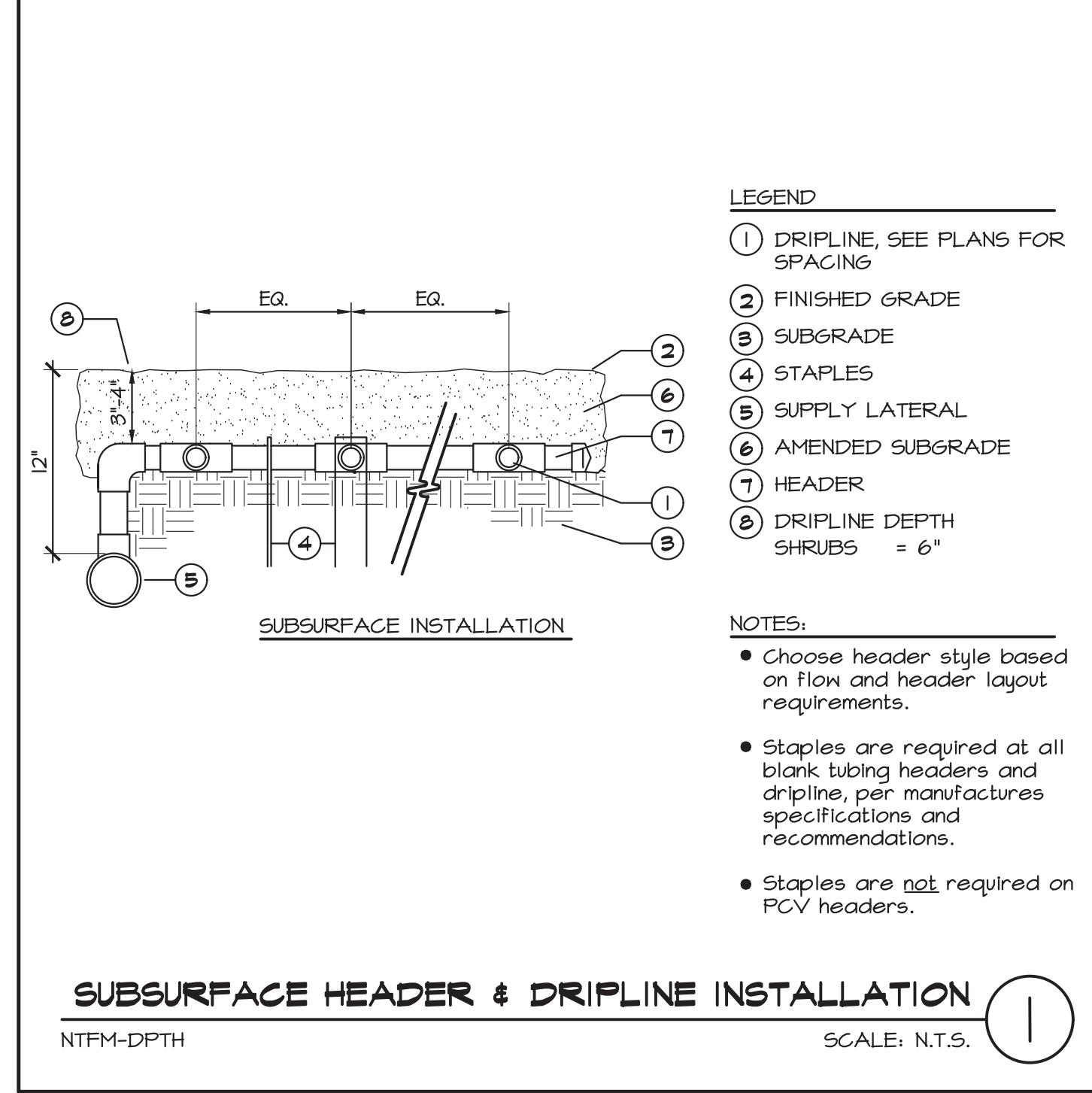
PIPE OR WIRE SIZE	REQUIRED SLEEVE
3/4", 1" PIPE	1-2" PVC SLEEVE
1-1/4", 1-1/2", 2", 2-1/2" PIPE	1-4" PVC SLEEVE
3", 4" PIPE	1-6" PVC SLEEVE
6" PIPE	1-8" PVC SLEEVE
1-25 CONTROL WIRES	1-2" PVC SLEEVE
26-55 CONTROL WIRES	2-2" PVC SLEEVES


Main and Lateral Line Pipe Sizing Schedule

PIPE SIZE	SCH 40 (GPM)	CL 315 (GPM)	CL 200 (GPM)
3/4"	5-8	-	-
1 INCH	9-13	-	-
1-1/4"	14-23	-	-
1-1/2"	24-32	-	-
2 INCHES	33-53	-	-
2-1/2"	-	50-74	-
3 INCHES	-	75-109	-
4 INCHES	-	-	126-200
6 INCHES	-	-	200-425

1. ALL PIPE 1" - 2" SHALL BE SCH 40. ALL MAINLINE PIPE SHALL BE MINIMUM 1" OR LARGER.
2. ALL PIPE 2 1/2" - 4" SHALL BE CLASS 315.
3. ALL PIPE 5" - 6" AND GREATER SHALL BE CLASS 200.

(I)





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CAMPUS OAKS APARTMENTS - PHASE 1
DOG RUN 2
ROSEVILLE, CALIFORNIA

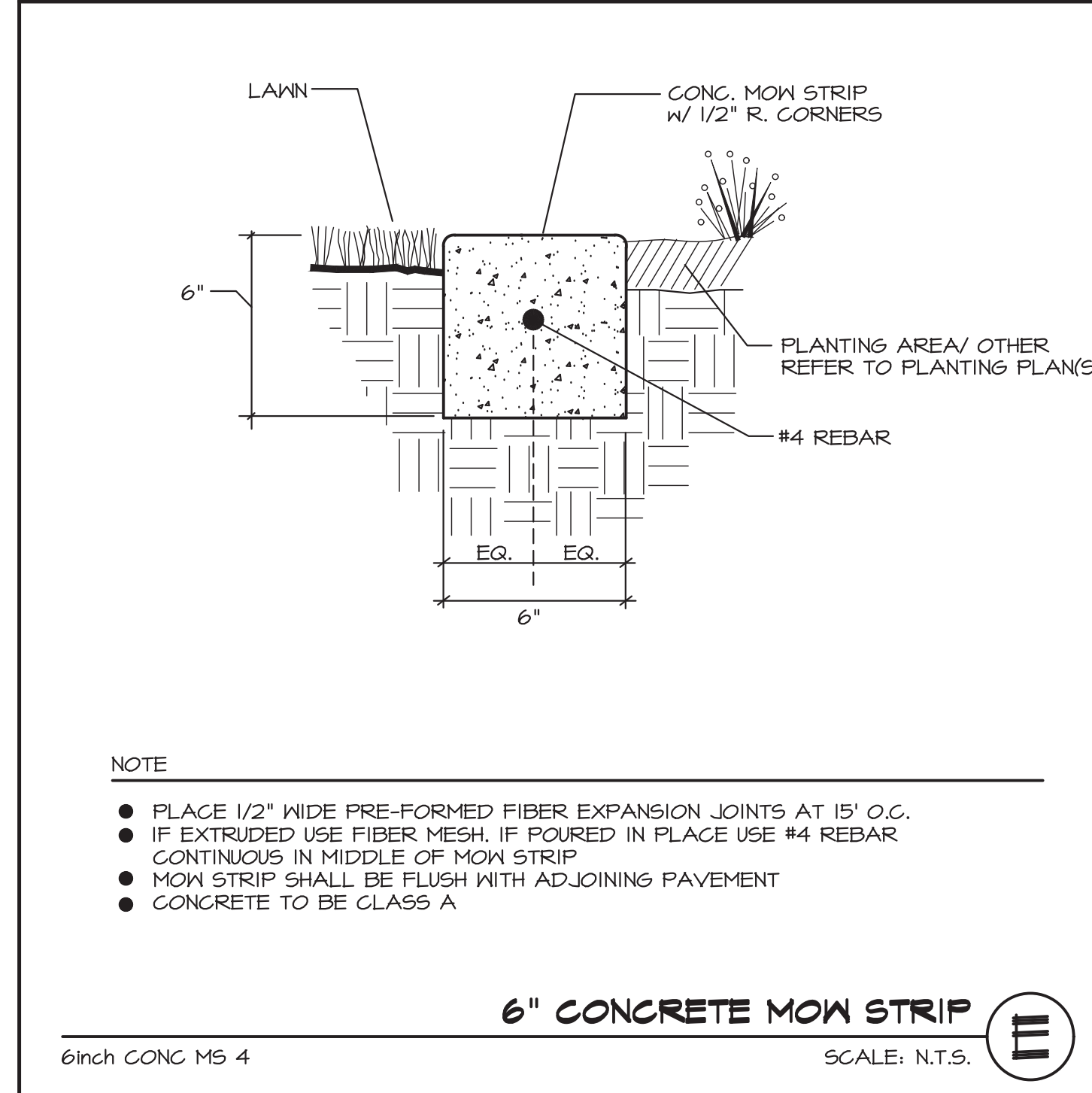
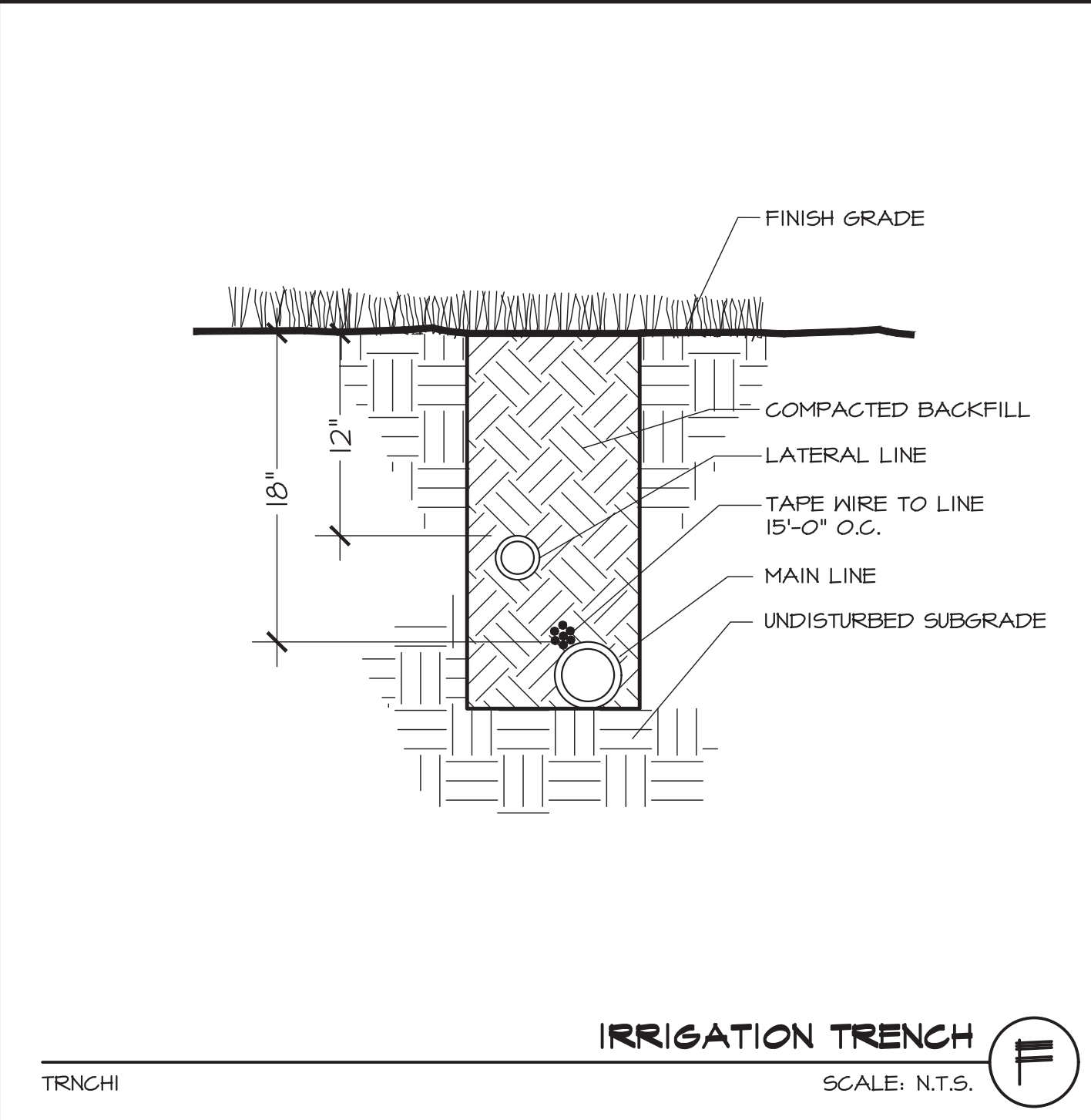
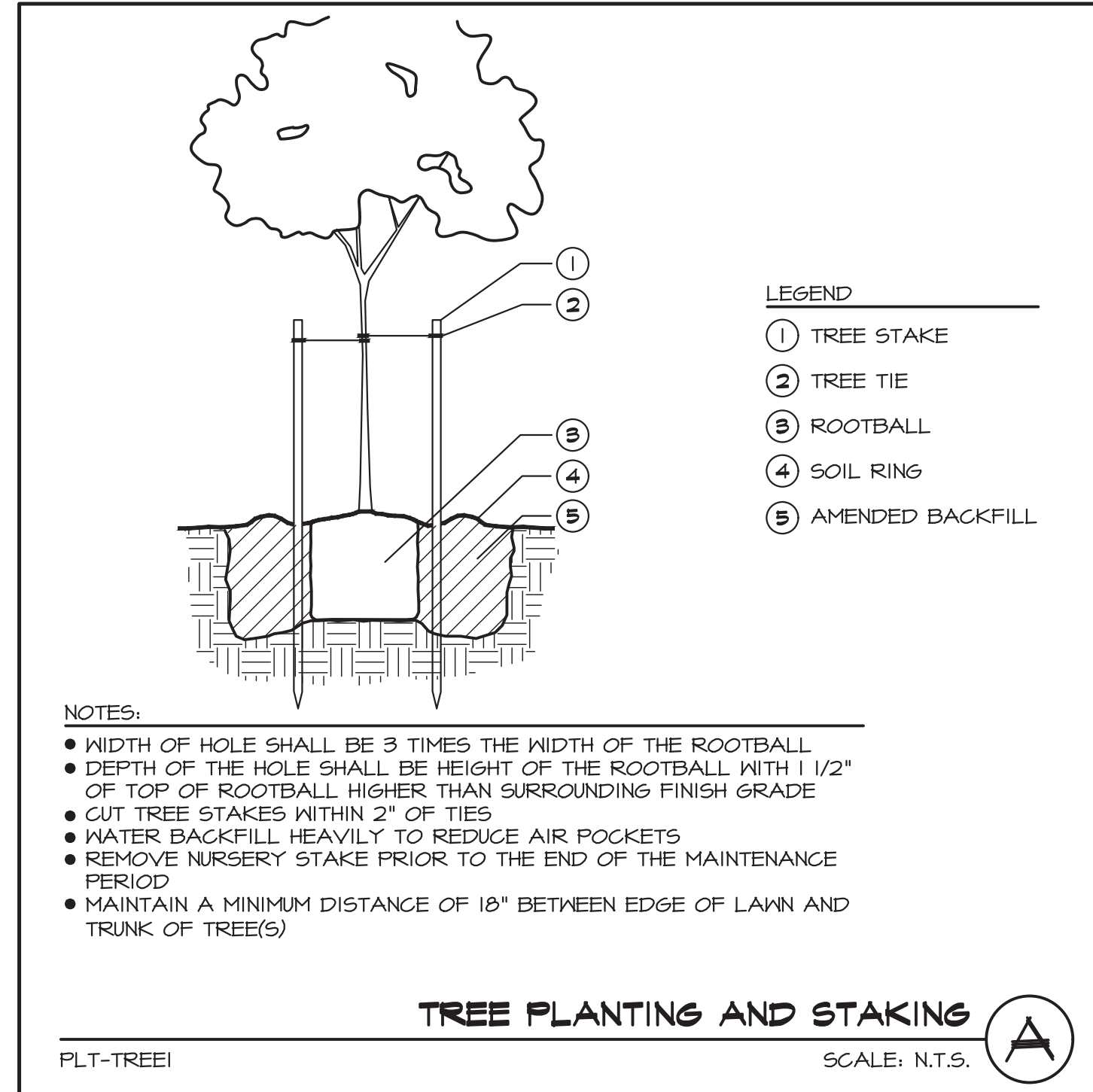
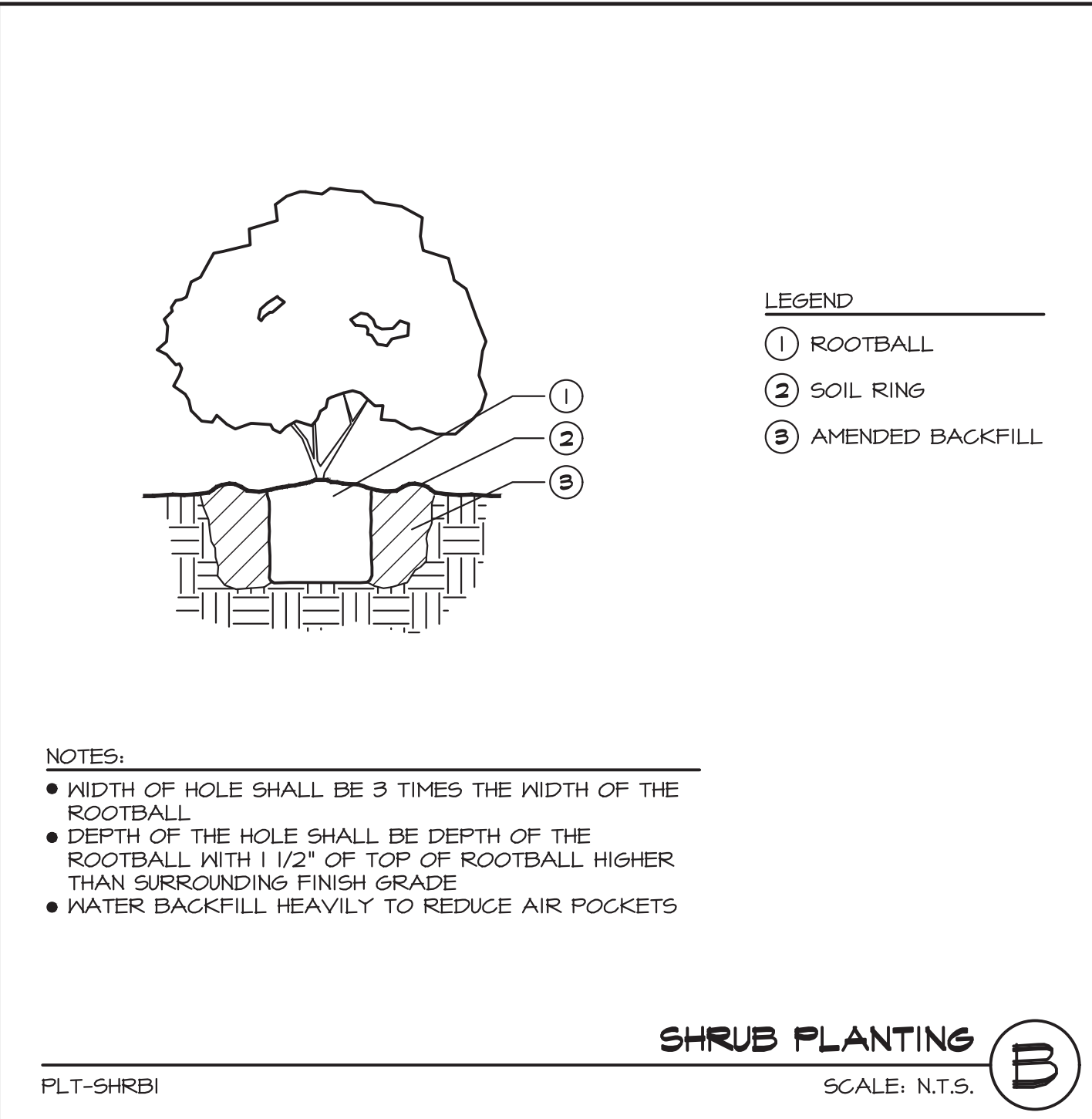
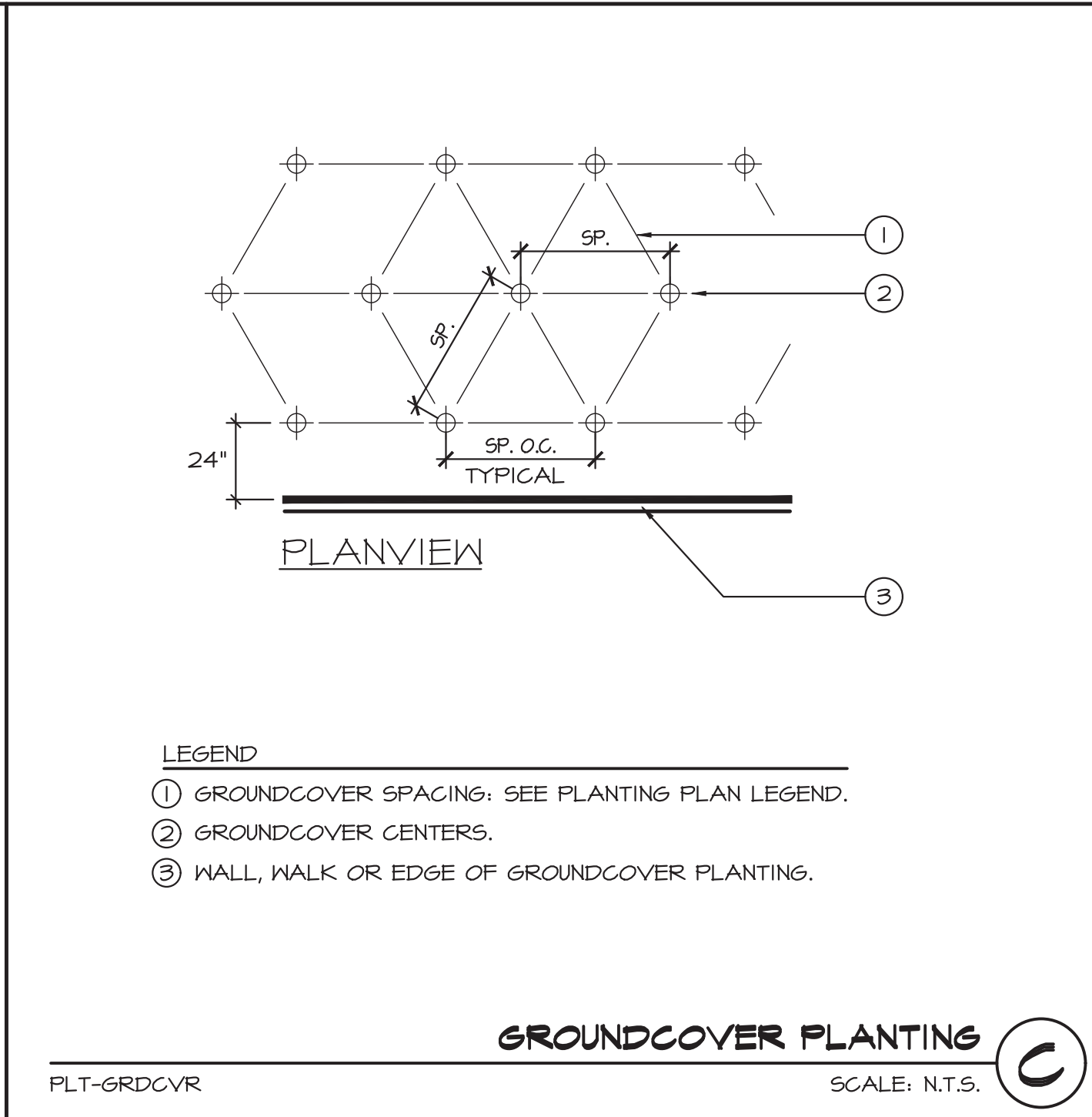
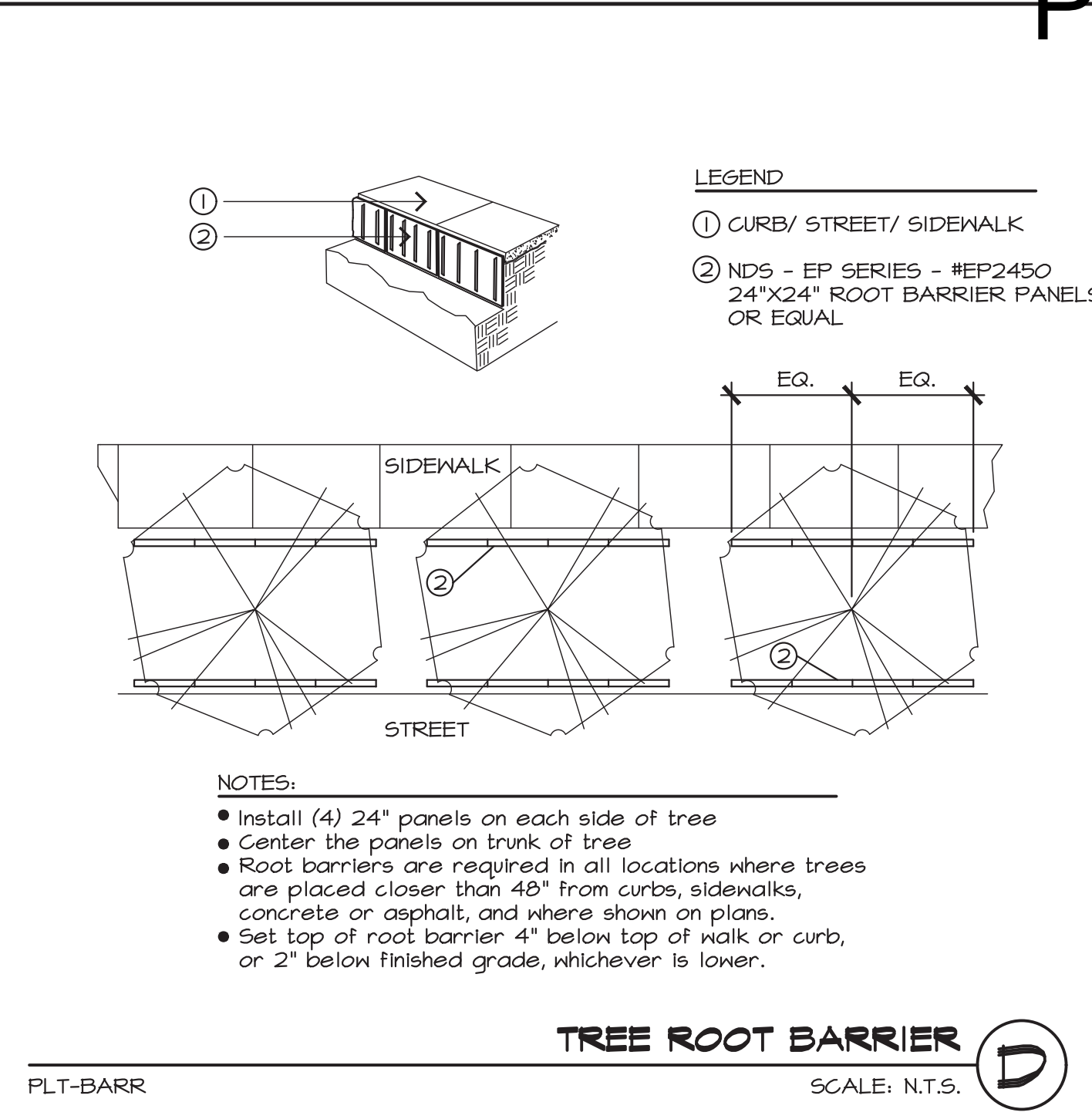
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Sheet Title: **LANDSCAPE DETAILS**

Seal: 

No.	Date	Revision
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Project Mgr.: TVZ Sheet No.:
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Date: 23 SEP 20
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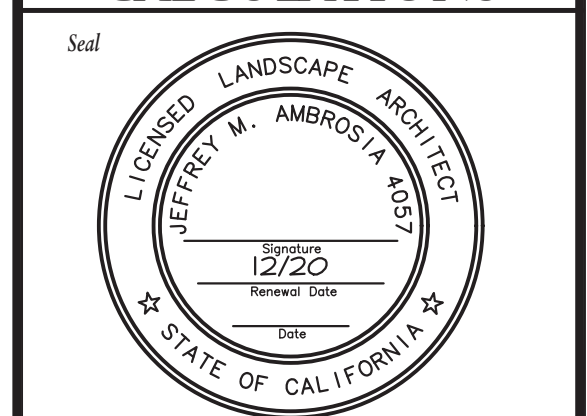
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CAMPUS OAKS APARTMENTS - PHASE 1
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ROSEVILLE, CALIFORNIA

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Sheet Title
LANDSCAPE CALCULATIONS



No.	Date	Revision

Project Mgr.: TVZ Sheet No.:
 Drawn By: TVZ
 Scale: AS SHOWN **L-3.3**
 Date: 23 SEP 20
 File Name: CO-DR-DT of 6 sheets



Irrigation Division
Irrigation Audit Services (CLIA)
LEED Certified Landscape Design
AB1881 Compliance Documentation

PROJECT INFORMATION

Project Name: Campus Oaks Dog Run Date: 9/23/2020

Project Contact: Applicant: Yamasaki Landscape Architecture
 1223 High Street, Auburn, CA 95603
 (530) 885-0040
 Contact: Jeff Ambrosia
 Owner: Paul Gotta
 Campus Oaks Apartments
 1949 St Johns Ave, Suite 200, Highland Park, IL 60035
Project Address: 350 Roseville Parkway
 Roseville, California

Project Type: New Public Project
Local Water Purveyor: City of Roseville
Water Supply: Potable Water

Total Landscape Area: 23,306 s.f.
Maximum Applied Water Allowance: 339,424 gallons
Estimated Total Water Use: 309,607 gallons

- Document Check List:**
- Project Information
 - Water Efficient Landscape Worksheet
 - Soil Management Report
 - Landscape Design Plan
 - Irrigation Design Plan
 - Grading Design Plan

Applicant Signature: _____ Date: 9/23/2020

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."



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Water Efficient Landscape Worksheet
Section A: Hydrozone Information Sheet

Hydrozone	Zone or Valve #	Irrigation Method	Area (Sq.Ft.)	% of Landscape Area
H	1	Rotor	1,909	8%
H	2	Rotor	2,500	11%
L	3	Drip	2,519	11%
L	4	Drip	1,342	6%
L	5	Drip	2,526	11%
L	6	Drip	2,899	12%
L	7	Drip	1,701	7%
L	8	Drip	1,451	6%
L	9	Drip	1,719	7%
L	10	Drip	2,647	11%
L	11	Drip	2,093	9%
M	12	Bubbler	320	1%
	13			0%
	14			0%
	15			0%
	16			0%
	17			0%
	18			0%
	19			0%
	20			0%
	21			0%
	22			0%
	23			0%
	24			0%
	25			0%
	26			0%
Total Bubbler Area			320	1%
Total Area(Sq.Ft.)			23,306	100%

Bubbler Area is deducted from Drip Area



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Water Efficient Landscape Worksheet
Section B. Water Budget Calculation

Maximum Applied Water Allowance (MAWA)

Project ETo City: Roseville

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

Insert: Where:

52.2 MAWA = Maximum Applied Water Allowance (gallons per year)

23,306 ETo = Reference Evapotranspiration (inches per year)

0 0.45= ET Adjustment Factor (ETAF)(AB 1881 Dec 1, 2015)

 LA = Landscape Area includes Special Landscape Area (Sq.Ft.)

 0.62 = Conversion Factor (to gallons per Sq.Ft.)

 SLA = Special Landscape Area (Sq.Ft.)

 0.55= The additional ET Adjustment Factor for SLA (1.0-0.45=0.55)

MAWA = 52.2 (0.62) [(0.45 x 23,306) + (0.55 x 0)]

Maximum Applied Water Allowance: **339,424 Gal. / Yr**

Effective Precipitation (Eppt)

If considering Effective Precipitation, use 25% of Annual precipitation.

MAWA = (ETo - Eppt) (0.62) [(0.45 x LA) + (0.55 x SLA)]

Annual Prec: 0 (x 0.25)

Eppt: 0

MAWA = 52.2 - 0 (0.62) [(0.45 x 23,306) + (0.55 x 0)]

Maximum Applied Water Allowance: **339,424 Gal. / Yr**



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Water Efficient Landscape Worksheet
Section B. Water Budget Calculation

Estimated Total Water Use (ETWU)

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	IE	ETAF (PF/IE)	Area (HA) (Sq.Ft.)	ETAF x Area	Estimated Total Water Use
1	High (H)	0.8	0.75	1.07	1,909	2,036	65,902
2	High (H)	0.8	0.75	1.07	2,500	2,667	86,304
3	Low (L)	0.2	0.81	0.25	2,519	622	20,130
4	Low (L)	0.2	0.81	0.25	1,342	331	10,724
5	Low (L)	0.2	0.81	0.25	2,526	624	20,186
6	Low (L)	0.2	0.81	0.25	2,899	716	23,166
7	Low (L)	0.2	0.81	0.25	1,701	420	13,593
8	Low (L)	0.2	0.81	0.25	1,451	358	11,595
9	Low (L)	0.2	0.81	0.25	1,719	424	13,737
10	Low (L)	0.2	0.81	0.25	2,647	654	21,152
11	Low (L)	0.2	0.81	0.25	2,093	517	16,725
12	Moderate (M)	0.5	0.81	0.62	320	198	6,393
13				0.00		0	0
14				0.00		0	0
15				0.00		0	0
16				0.00		0	0
Total					23,625	9,566	
					SUM		309,607

Special Landscape Areas

				0.00		0	0
				0.00		0	0
				0.00		0	0
				0.00		0	0
				0.00		0	0
Total SLA					SUM	0	0

ETWU = (ETo)(0.62)(PF x HA + SLA)	Project Eto	52.2
IE	Regular Landscape ETWU	309,607
	Average ETAF	0.40
	SLA ETWU	0
	Sitewide ETAF	0.40
Max Applied Water Allowance: <u>339,424</u>	Estimated Total Water Use	309,607