



3244 Brookside Road  
Suite 100  
Stockton, California 95219  
209-943-2021  
Fax: 209-942-0214  
www.siegfriedeng.com

- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

REVISIONS  
No. Date Description

PROJECT

ABF  
FREIGHT  
MANTECA  
TERMINAL

2427 W YOSEMITE  
AVE, MANTECA, CA  
95337

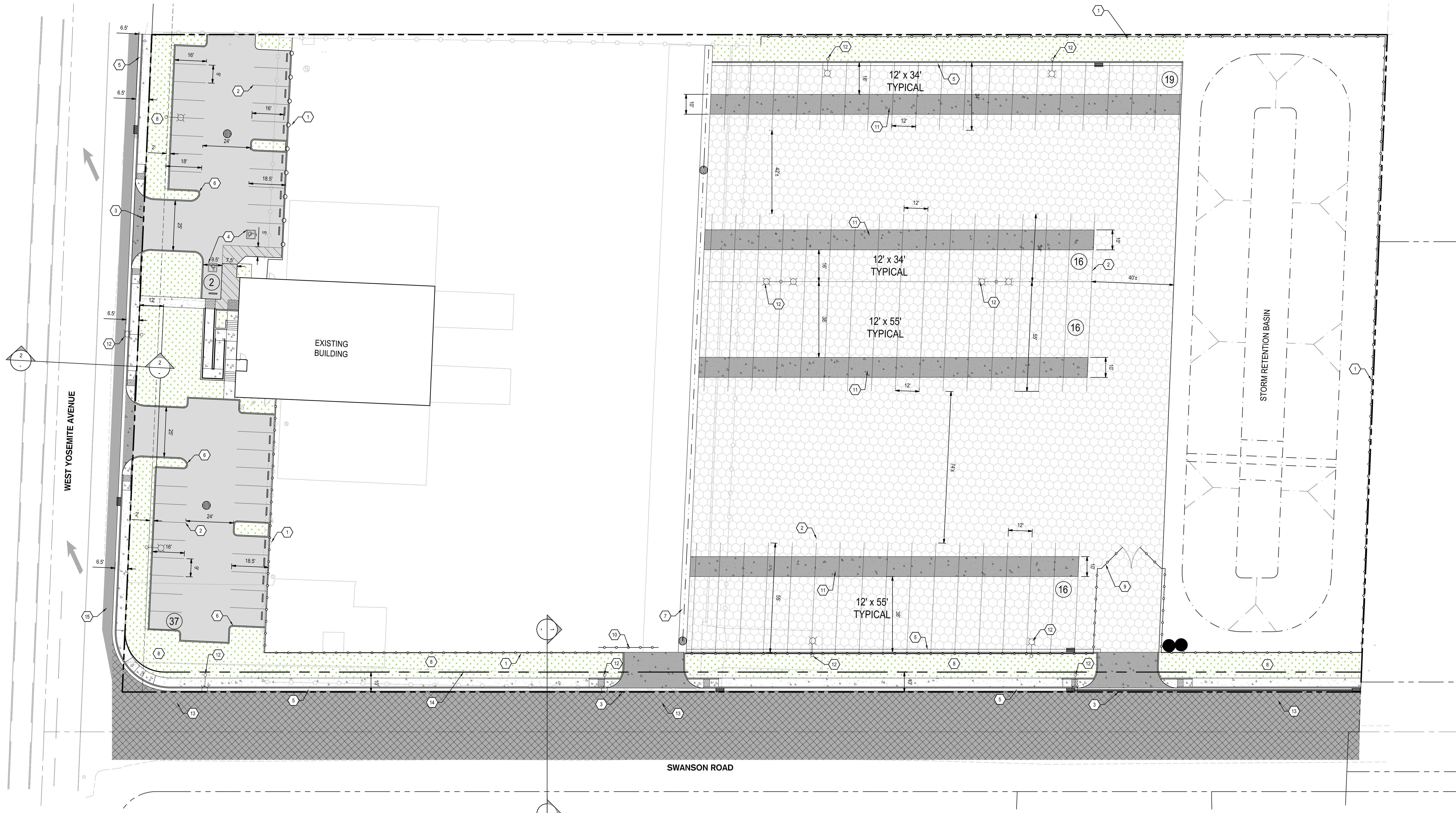


SHEET TITLE

PAVING PLAN

Proj Mgr RME  
Drawn by RME  
Date 07/03/2017  
Job No. 16271  
Sheet:

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**LEGEND**

	ASPHALT CONCRETE X" AC OVER X" AB, COMPACTED TO 95% RELATIVE COMPACTION. PER GEOTECH REPORT (T1 = X.X)
	SWANSON ROAD ASPHALT CONCRETE X" AC OVER X" AB, COMPACTED TO 95% RELATIVE COMPACTION. PER GEOTECH REPORT (T1 = X.X)
	HEAVY DUTY ASPHALT CONCRETE X" AC OVER X" AB, COMPACTED TO 95% RELATIVE COMPACTION. PER GEOTECH REPORT (T1 = X.X)
	HEAVY DUTY CONCRETE (DOLLY PADS/DRIVEWAYS) 8" 3500PSI CONCRETE OVER 6" AB, W/ #4 @ 16" O.C. E.W. OVER CLASS II SUBGRADE
	PEDESTRIAN CONCRETE 4" 3000PSI CONCRETE OVER 6" AB, W/ #3 @ 24" O.C. E.W. OVER CLASS II SUBGRADE
	LANDSCAPE & PLANTING AREA SEE LANDSCAPING PLANS FOR FURTHER DETAILS

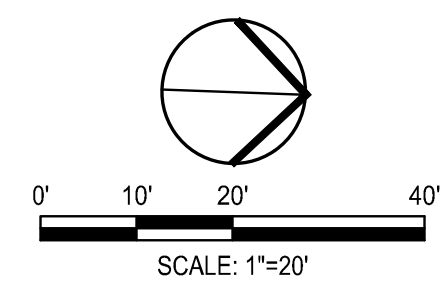
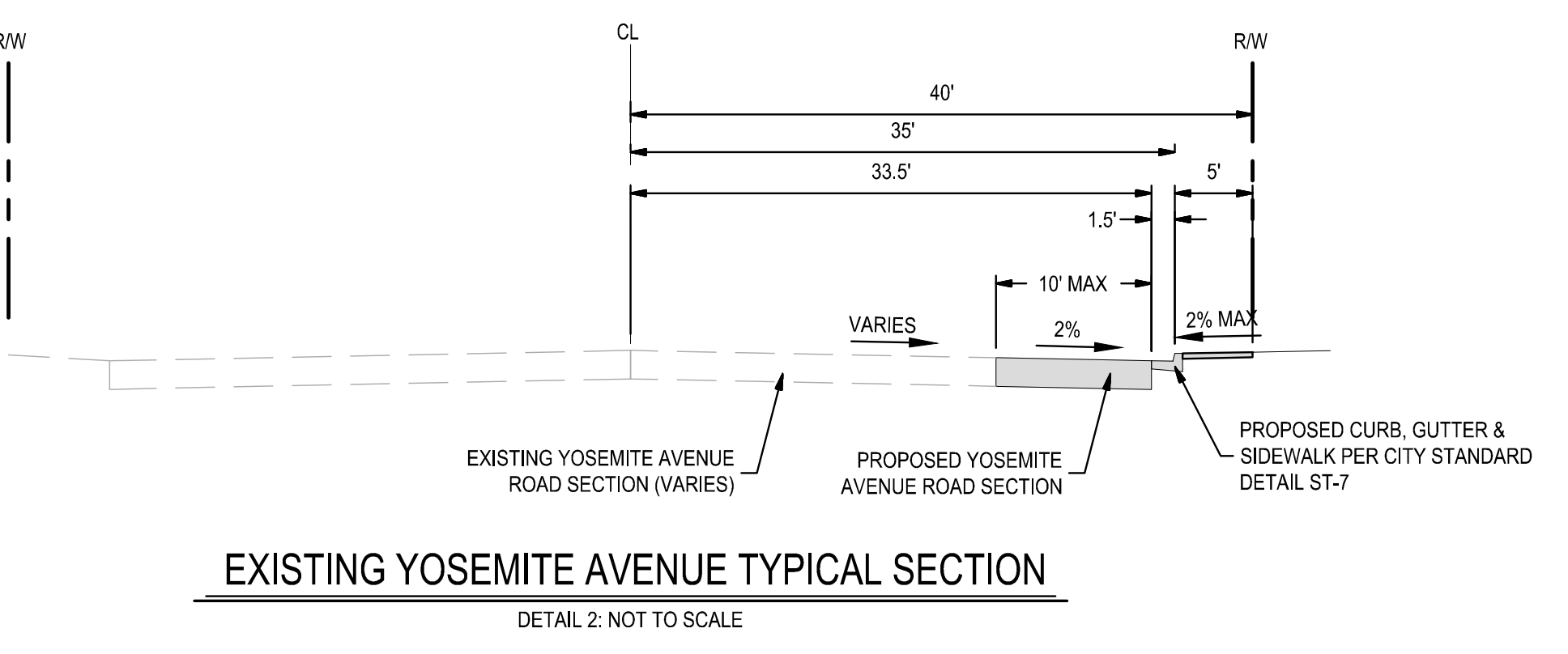
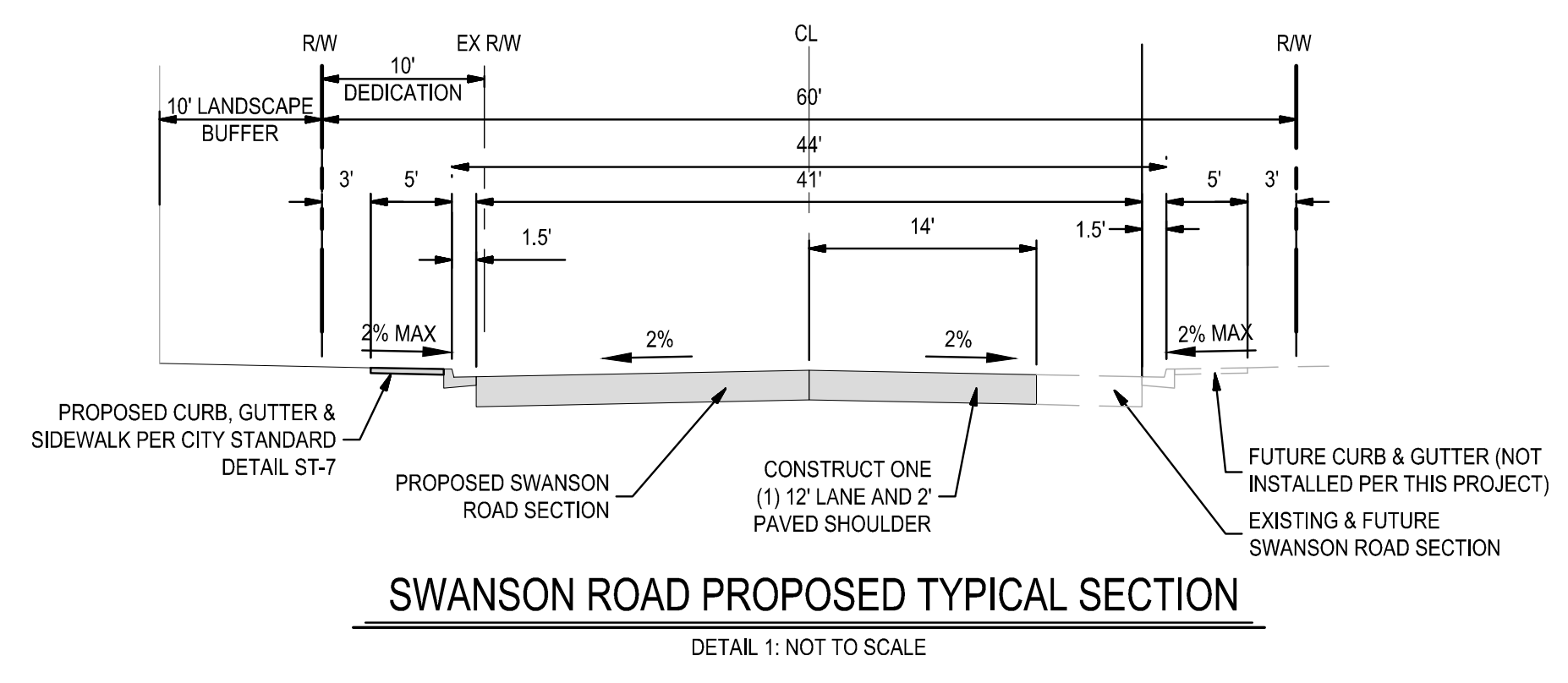
- KEY NOTES**
- INSTALL CHAINLINK FENCE
  - INSTALL 4" WHITE STRIPE
  - RIGHT OF WAY LINE
  - ACCESSIBLE PARKING & PARKING
  - INSTALL CONCRETE CURB & GUTTER PER CITY STANDARDS
  - INSTALL CONCRETE CURB PER CITY STANDARDS
  - INSTALL CONCRETE VALLEY GUTTER PER CITY STANDARDS
  - 10' LANDSCAPE BUFFER
  - INSTALL 30" CHAINLINK SWING GATE
  - INSTALL 30" CHAINLINK ROLL GATE
  - INSTALL CONCRETE DOLLY PAD
  - FOR LIGHTING SEE C3.0, SITE LIGHTING PLAN
  - EXISTING PG&E POLE TO BE RELOCATED, COORDINATE WITH PG&E
  - 10' RIGHT OF WAY DEDICATION (PROPOSED RIGHT OF WAY)
  - GRIND & OVERLAY ON YOSEMITE AVENUE AS NEEDED

**FRONT PARKING DATA (VISITOR/EMPLOYEE)**

TOTAL PARKING SPACES PROVIDED	39
TOTAL NEW ACCESSIBLE PARKING SPACES REQUIRED	2
STANDARD PARKING SPACES PROVIDED	37
ACCESSIBLE PARKING SPACES PROVIDED	2 NEW

**REAR PARKING DATA (TRAILOR)**

TOTAL PARKING SPACES PROVIDED	67
SHORTER TRAILOR PARKING SPACES PROVIDED	35
LONGER TRAILOR PARKING SPACES PROVIDED	32



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**SHEET TITLE**

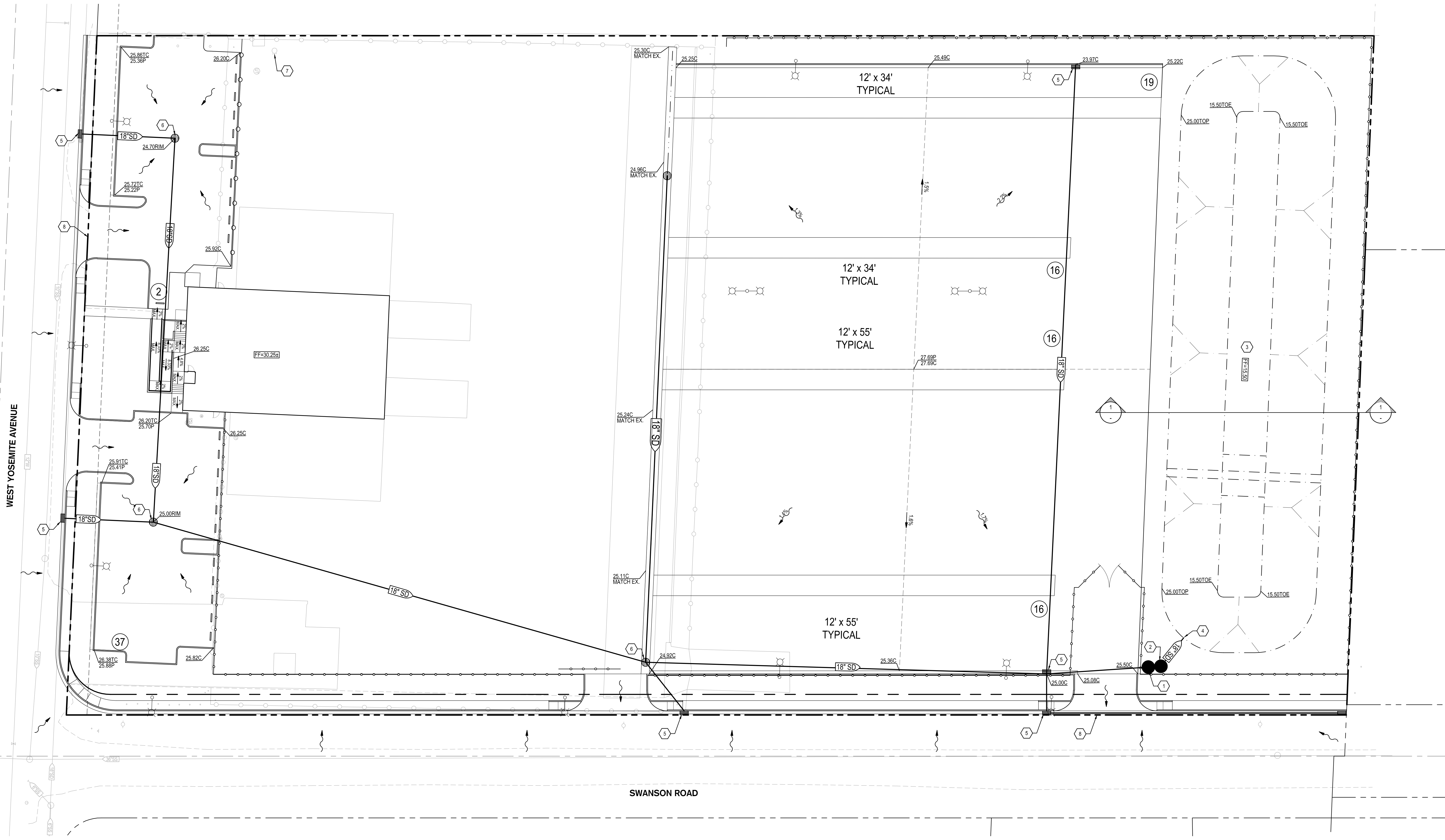
**GRADING &  
UTILITY PLAN**

Proj Mgr RME  
Drawn by RME

Date 07/03/2017  
Job No. 16271

Sheet: **C3.0**

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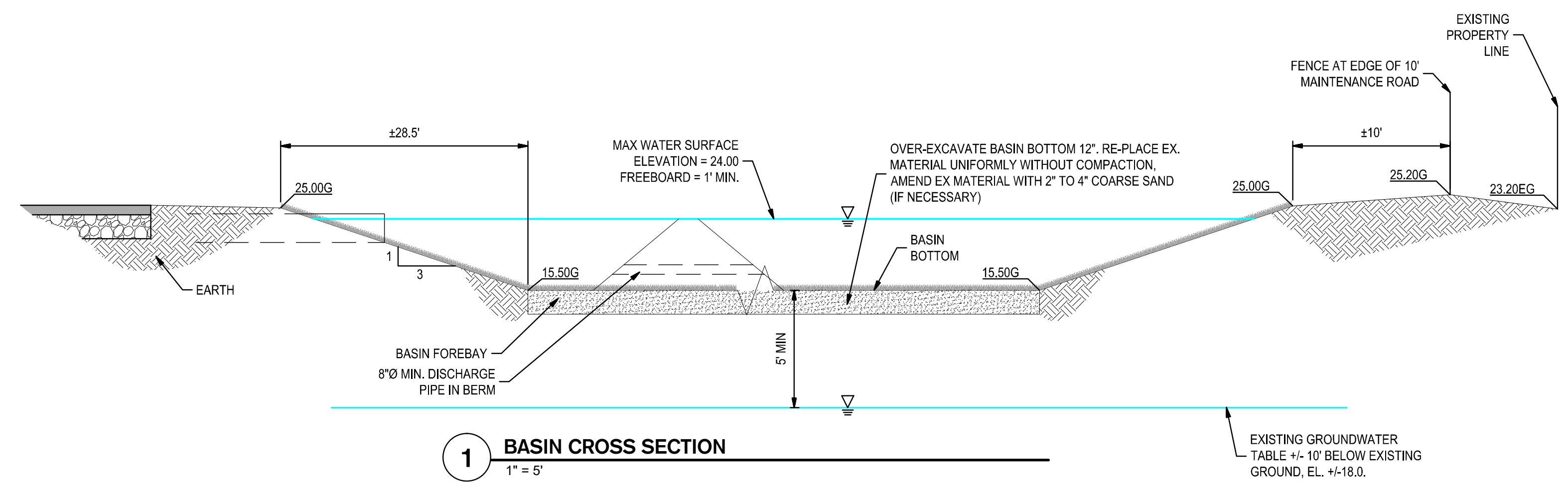
**KEY NOTES**

1. INSTALL CONTECH CDS STORMWATER TREATMENT DEVICE OR APPROVED EQUAL.
2. INSTALL PUMP LIFT STATION.
3. GRADE PROPOSED RETENTION POND AS SHOWN.
4. INSTALL STORM DRAIN OUTFALL AND PIPE (WITH TIDEFLEX GATE VALVE ON OUTLET PIPE) INTO RETENTION BASIN.
5. INSTALL TYPE I STORM DRAIN INLET PER CITY STANDARD D-4.
6. INSTALL STORM DRAIN BASIN INLET PER CITY STANDARD D-6.
7. EXISTING WELL TO BE PROTECTED, SEE LANDSCAPE PLANS FOR CONNECTION, AND IRRIGATION.
8. EXISTING PROPERTY LINE.
9. INSTALL TYPE I STORM DRAIN INLET PER CITY STANDARD D-4.
10. INSTALL STORM DRAIN BASIN INLET PER CITY STANDARD D-6.
11. EXISTING WELL TO BE PROTECTED, SEE LANDSCAPE PLANS FOR CONNECTION, AND IRRIGATION.
12. EXISTING PROPERTY LINE.

**STORM CALCULATIONS**

$V = 2.0 \text{ CAR}^{12}$   
 $R = 3.66$   
 $C = 0.92$  CALCULATE (SITE + BASIN)  
 $A = 6.88$  ACRES (SITE + BASIN)  
 $V$  REQUIRED = 3,755 ACRE-FEET  
 (163,592 CUBIC FT.)

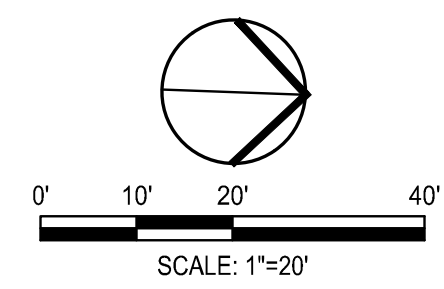
RETENTION BASIN IS SIZED AS 290'x105' TO PROVIDE AN EFFECTIVE VOLUME OF 3,834 AC-FT (167,025 CUBIC FT.) WITH 1' OF FREEBOARD, AT A MAX. WATER DEPTH OF 8.5' FROM BASIN BOTTOM (TOTAL DEPTH 9.5').



**1 BASIN CROSS SECTION**  
1" = 5'



Know what's below.  
Call before you dig.



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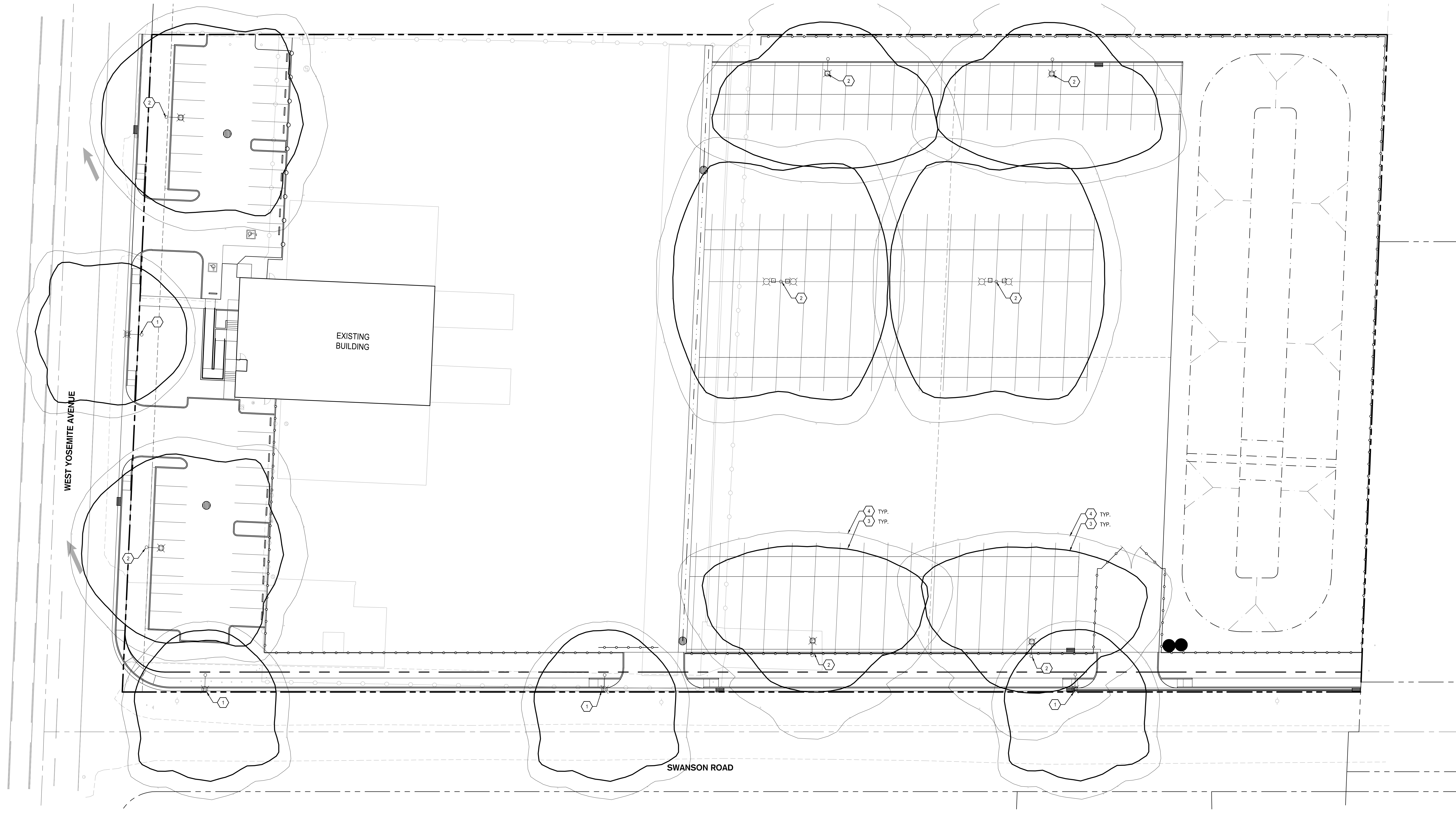


**SHEET TITLE**

**SITE LIGHTING  
PLAN**

Proj Mgr: RME  
 Drawn by: RME  
 Date: 07/03/2017  
 Job No.: 16271  
 Sheet:

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of: ?



**KEY NOTES**

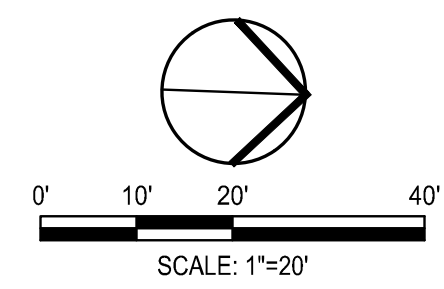
- ① INSTALL STREET LIGHTS PER CITY STANDARDS
- ② INSTALL SITE LIGHTING. SITE TO HOLD MINIMUM 1.0 FC
- ③ APPROXIMATE 1.0 FC LIMIT. PHOTOMETRICS TO BE VERIFIED BY LIGHTING VENDOR
- ④ APPROXIMATE 1.0 FC LIMIT. PHOTOMETRICS TO BE VERIFIED BY LIGHTING VENDOR

**NOTE:**

FINAL LIGHTING LOCATIONS AND BOLLARD PROTECTION WILL BE REFLECTED IN CONSTRUCTION DOCUMENTS. LOCATIONS, PHOTOMETRICS, QUANTITIES, AND PROTECTION ARE PRELIMINARY AND SHOWN FOR SITE PLAN APPLICATION ONLY.



Know what's below.  
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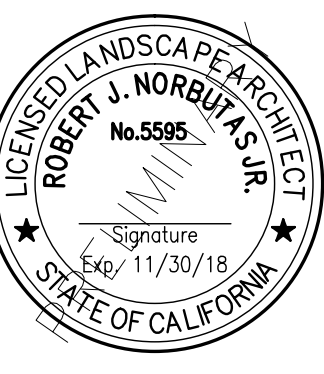
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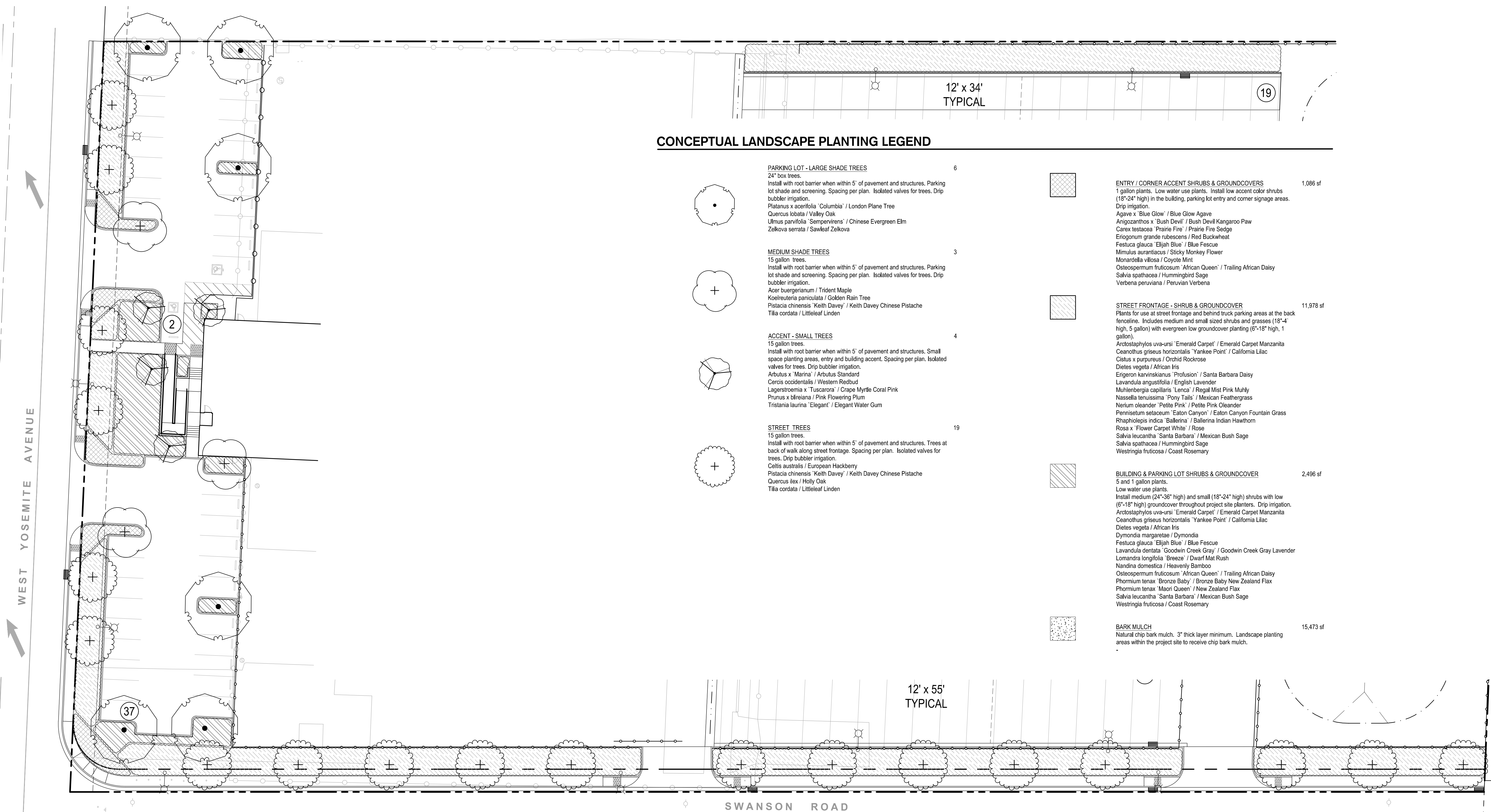
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SHEET TITLE

**LANDSCAPE PLAN**

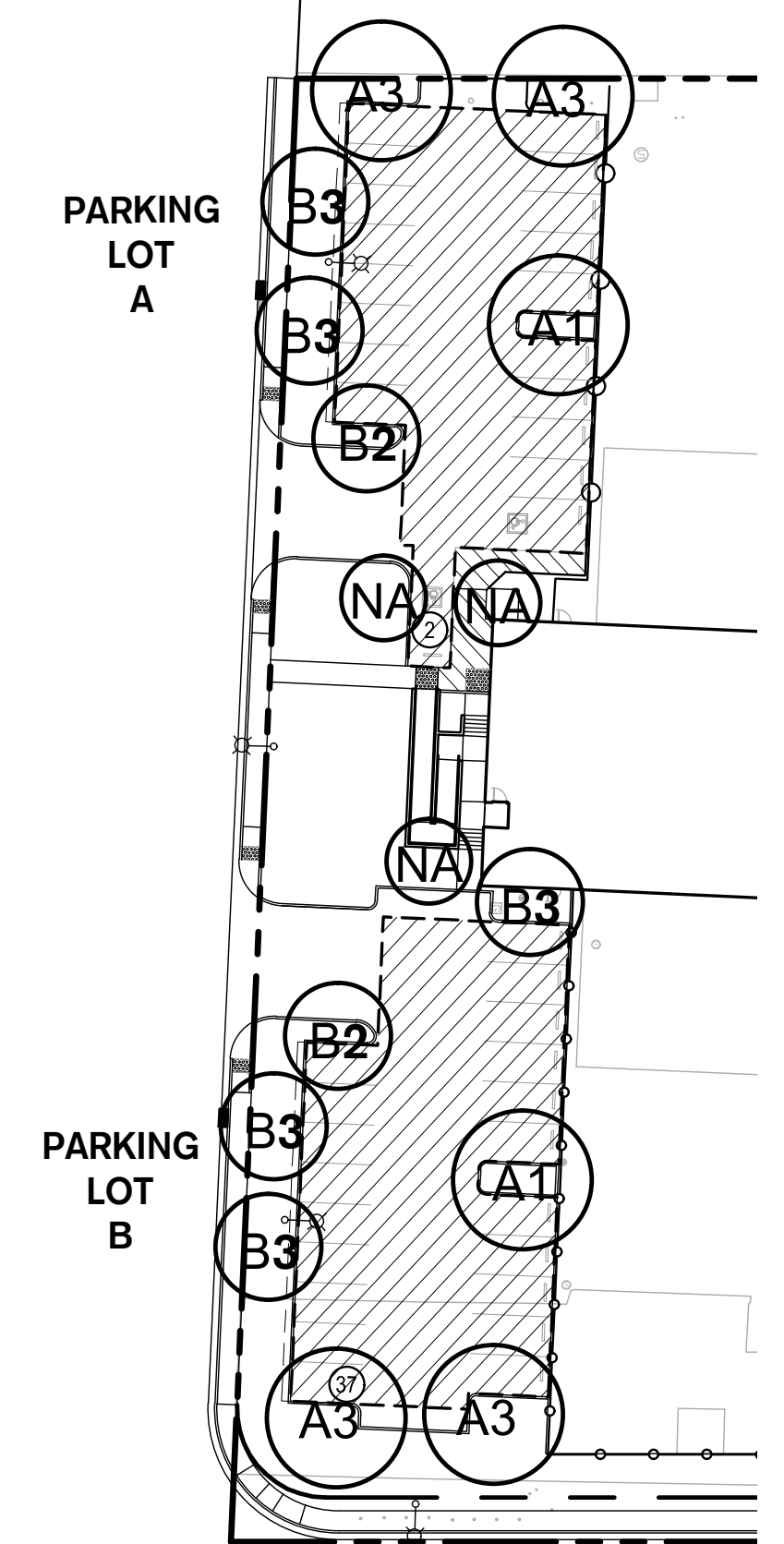
Proj Mgr: RME  
 Drawn by: RME  
 Date: 07/03/2017  
 Job No.: 16271  
 Sheet: **LX.0**



**CONCEPTUAL LANDSCAPE PLANTING LEGEND**

- PARKING LOT - LARGE SHADE TREES** 6  
24" box trees. Install with root barrier when within 5' of pavement and structures. Parking lot shade and screening. Spacing per plan. Isolated valves for trees. Drip bubbler irrigation.  
Platanus x acerifolia 'Columbia' / London Plane Tree  
Quercus lobata / Valley Oak  
Ulmus parvifolia 'Sempervirens' / Chinese Evergreen Elm  
Zakovia serrata / Sawkeed Zakovia
- MEDIUM SHADE TREES** 3  
15 gallon trees. Install with root barrier when within 5' of pavement and structures. Parking lot shade and screening. Spacing per plan. Isolated valves for trees. Drip bubbler irrigation.  
Acer buergerianum / Trident Maple  
Koeleruteria paniculata / Golden Rain Tree  
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache  
Tilia cordata / Littleleaf Linden
- ACCENT - SMALL TREES** 4  
15 gallon trees. Install with root barrier when within 5' of pavement and structures. Small space planting areas, entry and building accent. Spacing per plan. Isolated valves for trees. Drip bubbler irrigation.  
Arbutus x Marina / Arbutus Standard  
Cercis occidentalis / Western Redbud  
Lagerstroemia x Tuscarora / Crape Myrtle Coral Pink  
Prunus x blanda / Pink Flowering Plum  
Tristania laurina 'Elegant' / Elegant Water Gum
- STREET TREES** 19  
15 gallon trees. Install with root barrier when within 5' of pavement and structures. Trees at back of walk along street frontage. Spacing per plan. Isolated valves for trees. Drip bubbler irrigation.  
Celtis australis / European Hackberry  
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache  
Quercus ilex / Holly Oak  
Tilia cordata / Littleleaf Linden
- ENTRY / CORNER ACCENT SHRUBS & GROUNDCOVERS** 1,086 sf  
1 gallon plants. Low water use plants. Install low accent color shrub (18"-24" high) in the building, parking lot entry and corner signage areas. Drip irrigation.  
Agave x 'Blue Glow' / Blue Glow Agave  
Anagallis x 'Bush Devil' / Bush Devil Kangaroo Paw  
Carex testacea 'Prairie Fire' / Prairie Fire Sedge  
Eriogonum grande rubescens / Red Buckwheat  
Festuca glauca 'Elijah Blue' / Blue Fescue  
Mimulus aurantiacus / Sticky Monkey Flower  
Monardella villosa / Coyote Mint  
Osteospermum fruticosum 'African Queen' / Trailing African Daisy  
Salvia spathacea / Hummingbird Sage  
Verbena peruviana / Peruvian Verbena
- STREET FRONTAGE - SHRUB & GROUNDCOVER** 11,978 sf  
Plants for use at street frontage and behind truck parking areas at the back fence line. Includes medium and small sized shrubs and grasses (18"-4" high, 5 gallon) with evergreen low groundcover planting (6"-18" high, 1 gallon).  
Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita  
Ceanothus griseus horizontalis 'Yankee Point' / California Lilac  
Cistus x purpureus / Orchid Rockrose  
Diets vegeta / African Iris  
Eriogonum nanum 'Profusion' / Santa Barbara Daisy  
Lavandula angustifolia / English Lavender  
Muhlenbergia capillaris 'Lencia' / Regal Mist Pink Muhly  
Nassella tenuissima 'Pony Tail' / Mexican Feathergrass  
Nerium oleander 'Poodle Pink' / Poodle Pink Oleander  
Pennisetum setaceum 'Eaton Canyon' / Eaton Canyon Fountain Grass  
Rhapheopis indica 'Ballarina' / Ballarina Indian Hawthorn  
Rosa x 'Flower Carpet White' / Rose  
Salvia leucantha 'Santa Barbara' / Mexican Bush Sage  
Salvia spathacea / Hummingbird Sage  
Westringia fruticosa / Coast Rosemary
- BUILDING & PARKING LOT SHRUBS & GROUNDCOVER** 2,496 sf  
5 and 1 gallon plants.  
Low water use plants.  
Install medium (24"-36" high) and small (18"-24" high) shrubs with low (6"-18" high) groundcover throughout project site planters. Drip irrigation.  
Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita  
Ceanothus griseus horizontalis 'Yankee Point' / California Lilac  
Diets vegeta / African Iris  
Dymondia margaritae / Dymondia  
Festuca glauca 'Elijah Blue' / Blue Fescue  
Lavandula dentata 'Goodwin Creek Gray' / Goodwin Creek Gray Lavender  
Lomandra longifolia 'Breeze' / Dwarf Mat Rush  
Nandina domestica / Heavenly Bamboo  
Osteospermum fruticosum 'African Queen' / Trailing African Daisy  
Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax  
Phormium tenax 'Maori Queen' / New Zealand Flax  
Salvia leucantha 'Santa Barbara' / Mexican Bush Sage  
Westringia fruticosa / Coast Rosemary
- BARK MULCH** 15,473 sf  
Natural chip bark mulch, 3" thick layer minimum. Landscape planting areas within the project site to receive chip bark mulch.

**PARKING LOT SHADE CALCULATIONS**



**PARKING LOT A SHADE COVERAGE**

TREE TYPE	CANOPY	1 (100%)	2 (75%)	3 (50%)	4 (25%)
A	30'-35'	1 @ 962 SF= 962	N/A	2 @ 461 SF= 962	N/A
B	25'-30'	N/A	1 @ 530 SF= 530	2 @ 354 SF= 708	N/A
C	20'-25'	N/A	N/A	N/A	N/A
D	15'-20'	N/A	N/A	N/A	N/A
<b>TOTALS</b>		<b>962 SF</b>	<b>530 SF</b>	<b>1,670 SF</b>	<b>0 SF</b>

**PARKING LOT A SUMMARY**

TOTAL SHADED AREA	3,162 SF
TOTAL PARKING LOT SHADE AREA A	5,461 SF
REQUIRED SHADED AREA (60%)	2,731 SF
PERCENT SHADED (PARKING LOT A)	58%

**PARKING LOT B SHADE COVERAGE**

TREE TYPE	CANOPY	1 (100%)	2 (75%)	3 (50%)	4 (25%)
A	30'-35'	1 @ 962 SF= 962	N/A	2 @ 461 SF= 962	N/A
B	25'-30'	N/A	1 @ 530 SF= 530	3 @ 354 SF= 1,062	N/A
C	20'-25'	N/A	N/A	N/A	N/A
D	15'-20'	N/A	N/A	N/A	N/A
<b>TOTALS</b>		<b>962 SF</b>	<b>530 SF</b>	<b>2,024 SF</b>	<b>0 SF</b>

**PARKING LOT B SUMMARY**

TOTAL SHADED AREA	3,516 SF
TOTAL PARKING LOT SHADE AREA B	5,721 SF
REQUIRED SHADED AREA (60%)	2,861 SF
PERCENT SHADED (PARKING LOT B)	61%

NOTE:  
 1. PER CITY STANDARDS.  
 2. 50% SHADING REQUIREMENT OVER ENTIRE PARKING LOT AREA.  
 3. SHADE PERCENTAGE FIGURES ARE BASED ON THE CANOPY SPREAD OF THE TREE 10 YEARS FROM PLANTING.  
 4. TREE IS ASSUMED TO BE PLANTED FROM 15 GALLON CONTAINERS MINIMUM.

**GENERAL PLANTING NOTES**

- LANDSCAPE ARCHITECT TO BE ON SITE PRIOR TO INSTALLATION TO COORDINATE ANY DISCREPANCIES THAT MAY OCCUR BETWEEN ACTUAL FIELD CONDITIONS AND DESIGN PLAN. AND PROVIDE ANY NECESSARY MODIFICATIONS OR DIRECTION TO CONTRACTOR.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND STANDARDS.
- TREE SELECTION AND STANDARDS BASED ON CITY OF MANTECA STREET TREE PLAN AND MUNICIPAL CODE 12.08 "TREE AND SHRUB"
- ALL ASPHALT, BASE COURSE AND OTHER DEBRIS ARE TO BE REMOVED COMPLETELY BELOW PLANTING AREAS TO NATIVE SOIL LEVEL.
- SOIL PREPARATION: ALL PLANTING AREAS SHALL BE ROTOTILLED TO A DEPTH OF 8" INCORPORATING ALL SOIL AMENDMENTS AS RECOMMENDED BY THE SOILS FERTILITY ANALYSIS. AREAS UNDER OR AROUND EXISTING TREES SHALL BE HAND CULTIVATED TAKING CARE NOT TO DAMAGE ROOTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE AT 2% MINIMUM IN PLANTING AREAS EXCEPT WHERE SHOWN.
- FINISH GRADE OF PLANTER AREAS TO BE ONE (1) INCH BELOW PAVING. WATER SOIL THOROUGHLY BEFORE PLANTING. ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY BEAR THE SAME RELATIONSHIP TO THE SURROUNDING FINISH GRADE AS THEY BORE TO THE SOIL LINE GRADE IN THE CONTAINER, UNLESS OTHERWISE NOTED.
- TRIANGULAR SPACING FOR GROUND COVER PLANTING BEDS.
- CONTRACTOR SHALL MAINTAIN THE PROJECT FOR A PERIOD OF 90 CALENDAR DAYS. THE BEGINNING OF THE MAINTENANCE PERIOD SHALL BEGIN WITH INSTALLATION APPROVAL BY OWNER'S REPRESENTATIVE.
- NO TREES SHALL BE PLANTED WITHIN FIVE FEET (5') OF UNDERGROUND WATER MAINS.
- FINAL LANDSCAPE PLANTING PALETTE SHALL CONTAIN DROUGHT TOLERANT SPECIES AND SHALL BE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS SPECIFIC TO THE SITE.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY PLANTS OF EQUAL VALUE, THAT DIE WITHIN A MODIFIED PROJECT AREA.
- COVER ALL BARE SOIL AREAS WITH A 3" DEPTH OF APPROVED BARK MULCH AFTER FINAL SHAPING OF SAUCERS AND DRESS OFF NEATLY.

**GENERAL IRRIGATION NOTES**

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND STANDARDS.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. LANDSCAPE SUBCONTRACTOR SHALL GUARANTEE 100% COVERAGE OF SYSTEM.
- INSTALL NEW REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, EQUIPMENT, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- ALL PVC SLEEVES UNDER PAVEMENT AND ROADWAYS TO BE SCH. 40. SLEEVES TO BE TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE THAT WILL PASS THROUGH SLEEVE. CHANGE ALL RING-TIE PIPE THAT WOULD PASS THROUGH SLEEVES TO CLASS 315 SOLVENT WELD PIPE OF SAME SIZE.
- THE IRRIGATION CONTRACTOR SHALL NOT FULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT IDENTIFIED IN THE DRAWINGS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. OTHERWISE, THE SUBCONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

**IRRIGATION DESIGN SUMMARY**

- ISOLATED WATER METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED.
- NEW BACKFLOW ASSEMBLY WITH ENCLOSURE AND BLANKET.
- IRRIGATION SHALL CONSIST OF DRIP FOR SHRUBS AND GROUNDCOVERS, OVERHEAD SPRAY ROTATORS FOR BIORETENTION AREAS AND AN ISOLATED VALVE WITH DRIP BUBBLERS FOR TREES.
- NEW PREDESTAL WEATHER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR.

**IRRIGATION SCHEDULING NOTE**

- IRRIGATION MUST BE SCHEDULED BETWEEN 8:00 P.M. AND 10:00 A.M. UNLESS WEATHER CONDITIONS PREVENT IT.
- OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.
- TOTAL ANNUAL APPLIED WATER SHALL BE LESS THAN OR EQUAL TO MAXIMUM APPLIED WATER ALLOWANCE (MAWA) AS CALCULATED PER THE PORTABLE WATER USE REDUCTION REQUIREMENTS.

**CITY OF MANTECA WATER EFFICIENT LANDSCAPE REQUIREMENTS**

CHANGES TO THE APPROVED PLANS OR FIELD SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE CITY OF MANTECA. IF THE OWNER/CONTRACTOR DEVIATES FROM THE PLAN THEY WILL BE REQUIRED TO MAKE ANY CHANGES AT HIS/HER EXPENSE TO BRING THE LANDSCAPE BACK INTO COMPLIANCE WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.

PER THE WATER EFFICIENT LANDSCAPE ORDINANCE AND CITY OF MANTECA MUNICIPAL CODE 17.48 THE FOLLOWING WILL NEED TO BE SUBMITTED FOR CERTIFICATE OF COMPLETION PRIOR TO FINAL ACCEPTANCE OR OCCUPANCY OF THE PROJECT:

- APPROVED CONSTRUCTION PLANS FOR LANDSCAPE, IRRIGATION AND GRADING.
- SOILS REPORT WITH VERIFICATION (LOAD TICKETS/RECEIPTS) THAT THE RECOMMENDATIONS WERE IMPLEMENTED. LOAD TICKETS SHALL BE SUBMITTED TO THE CITY OF MANTECA CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL PRIOR TO PLANTING.
- THE IRRIGATION AUDIT AND VERIFICATION THAT RECOMMENDATIONS WERE IMPLEMENTED.
- THE IRRIGATION WATERING SCHEDULE.
- THE LANDSCAPE MAINTENANCE AND IRRIGATION MAINTENANCE SCHEDULE.
- THE FINAL INSPECTION RESULTS AND CERTIFICATION STATEMENT BY LANDSCAPE ARCHITECT OR LICENSED LANDSCAPE CONTRACTOR THAT THE PROJECT WAS INSTALLED PER THE APPROVED PLANS.
- CERTIFICATION THAT THE BACKFLOW HAS BEEN TESTED AND PASSED INSPECTION.
- WATER EFFICIENT LANDSCAPE WORKSHEET WITH HYDROZONE TABLES AND WATER BUDGET CALCULATIONS.
- COMPLETED CERTIFICATE OF COMPLETION FORM AND COPIES LISTED.

THE IRRIGATION SYSTEM SHALL COMPLY WITH THE CRITERIA OF THE 2015 WATER EFFICIENT LANDSCAPE ORDINANCE AND THE REQUIREMENTS FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

TOTAL LANDSCAPE PLANTING AND IRRIGATION AREA = 15,473 S.F.



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