

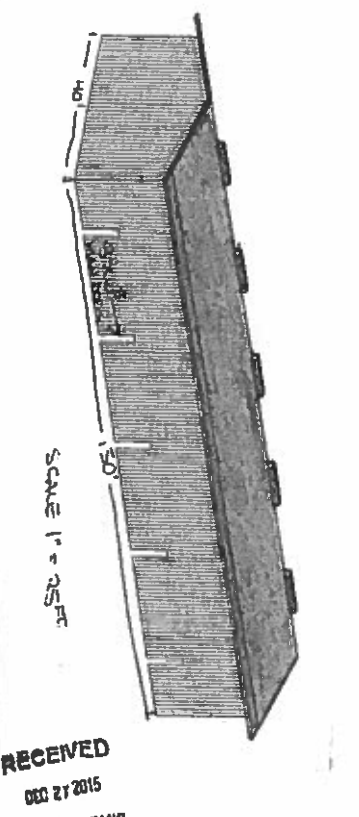
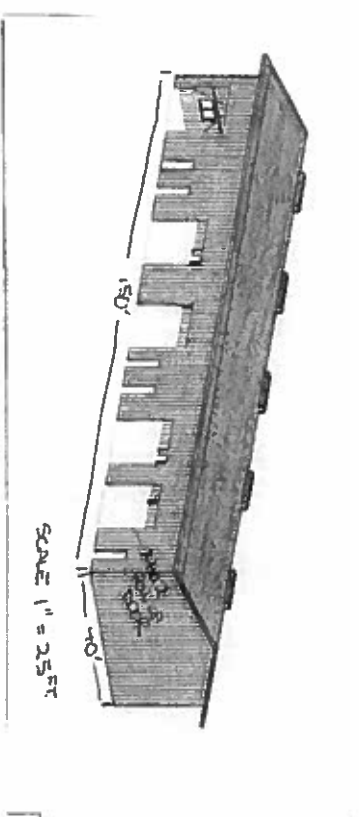
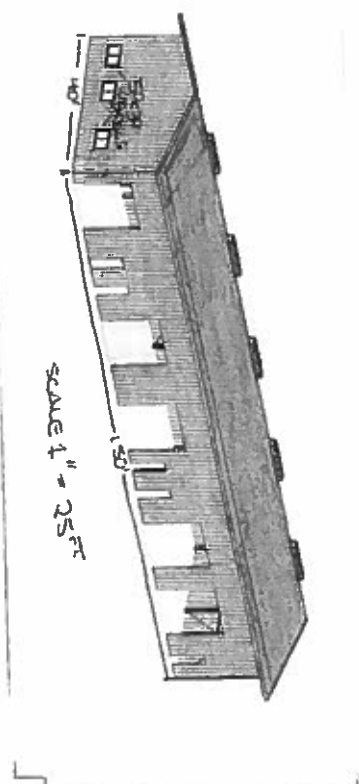


P L O T P L A N

SCALE 1" = 20'-0"



-  - PEAN GREEN / ROOF & TRIM
-  - SANDSTONE / WALLS



NORTHEAST ELEVATION

NORTHWEST ELEVATION

SOUTHWEST ELEVATION

RECEIVED
OCT 27 2015
TOWN OF LOOMIS

REVISIONS
BID. DEPARTMENT
CORRECTIONS:

DATE: 11-12-15
SCALE: NOTED

JOB: PETERSEN
SHEET:

SITE

PROJECT INFO:
3334 SWETZER ROAD
LOOMIS, CA. 95650

PETERSEN CONSTRUCTION SERVICES

(916) 316-8876

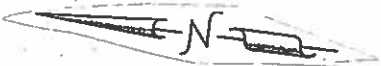
REVISIONS	BY

3334 Swetzer Road
Loomis, CA

PLANTING PLAN

DRAWN	JIN
CHECKED	
DATE	12-15-15
1" EQUAL	1" = 10'
JOB NO.	
SHEET	1
OF	2
SHEETS	

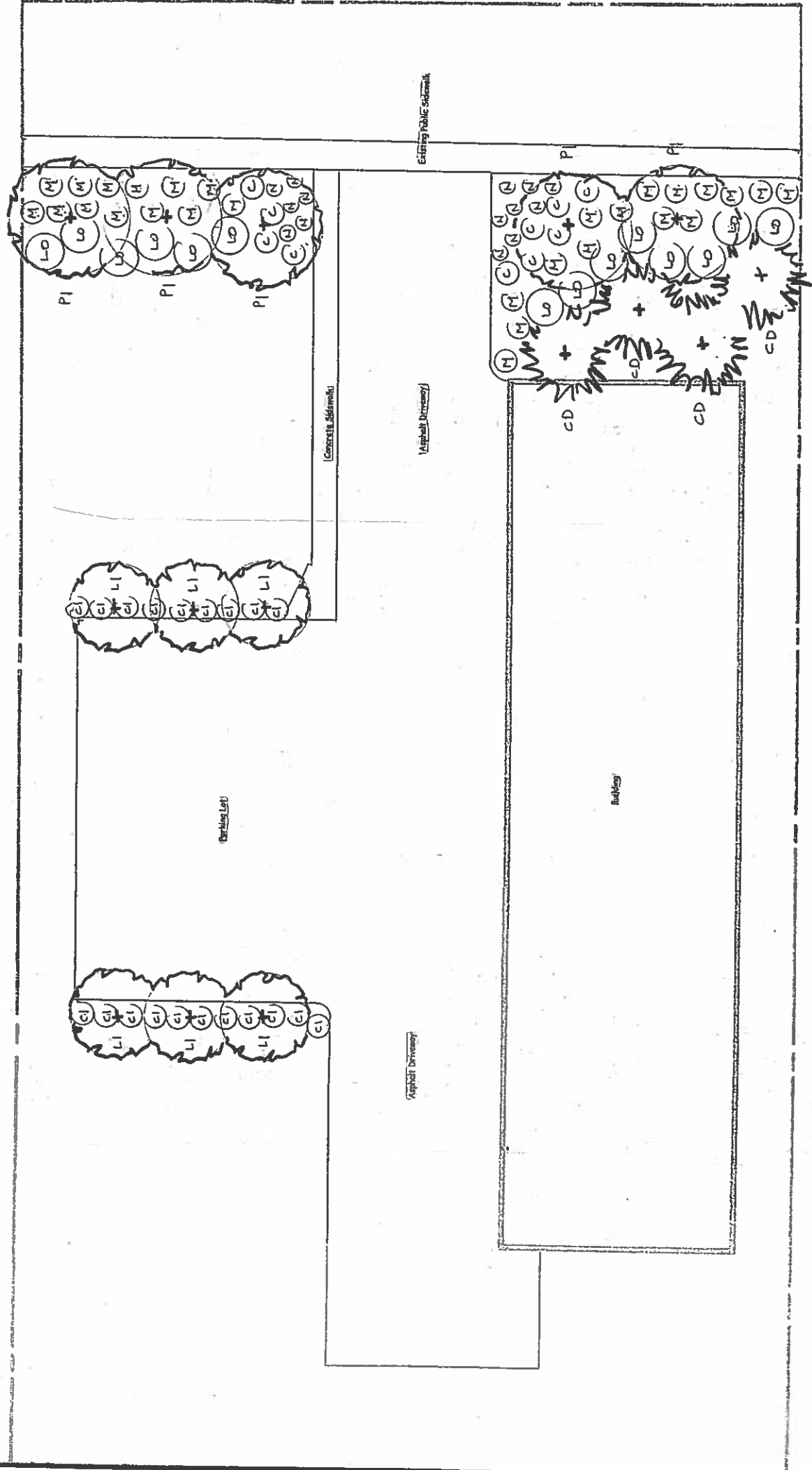
RECEIVED
DEC 22 2015
TOWN OF LOOMIS



PLANT LIST

Symbol	TREES	Size	
		Upl.	Spal.
CD	Castanea chrysolepis / Noctuid Cokkie	4	4
SI	Lonicera chrysolepis / Noctuid Cokkie	8	8
PI	Pinus ponderosa / Noctuid Cokkie	15	15

Symbol	SHRUBS	Size	
		Upl.	Spal.
CI	Citrus sinensis / Noctuid Cokkie	20	20
C	Cornus rugosa / Noctuid Cokkie	10	10
CD	Calluna vulgaris / Noctuid Cokkie	14	14
AI	Andromeda edulis / Noctuid Cokkie	28	28
AI	Andromeda edulis / Noctuid Cokkie	14	14



GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 500 West Street, Suite A, Auburn, CA 95603
 (530) 885-5107 Fax (530) 885-5157
 Auburn • San Jose • Oakdale

APPROVAL AGENCY: _____
 TOWN: _____
 DATE: _____
 REVISIONS: _____

CHECKED BY: _____
 DESIGNED BY: _____
 DRAWN BY: _____
 SCALE: 1" = 20'

LEGEND

LINE/SYMBOL	DESCRIPTION/ABBREVIATION
---	PROPERTY LINE
---	EASEMENT (AS NOTED)
---	MAJOR ELEVATION CONTOUR
---	MINOR ELEVATION CONTOUR
---	PROPOSED CONTOUR (MAJOR)
---	PROPOSED CONTOUR (MINOR)
---	LIMITS OF GRADING
---	GRADE BREAK
---	PROPOSED CURB
---	PROPOSED VALLEY GUTTER
---	EDGE OF PAVEMENT (EP)
---	FENCE LINE (FL)
---	EXISTING BUILDING FACE/LINE
---	RETAINING WALL
---	PROPOSED STORM DRAIN
---	PROPOSED SANITARY SOBER
---	OVERLAND FLOW
---	FLOOD LINE (FL), CREEK OR SHALE
---	EX. WATER VALVE (WV)
---	EX. JOINT UTILITY POLE (JP)
---	EX. GUT ANCHOR
---	TREE DRILLING
---	TREE DESCRIPTOR
---	SLOPE INDICATOR
---	TREE TO BE REMOVED
---	ADA ACCESSIBLE ROUTE
---	PROP. ELEVATION CALLOUTS
---	TOP OF CURB
---	PAVEMENT
---	FLOOD LINE

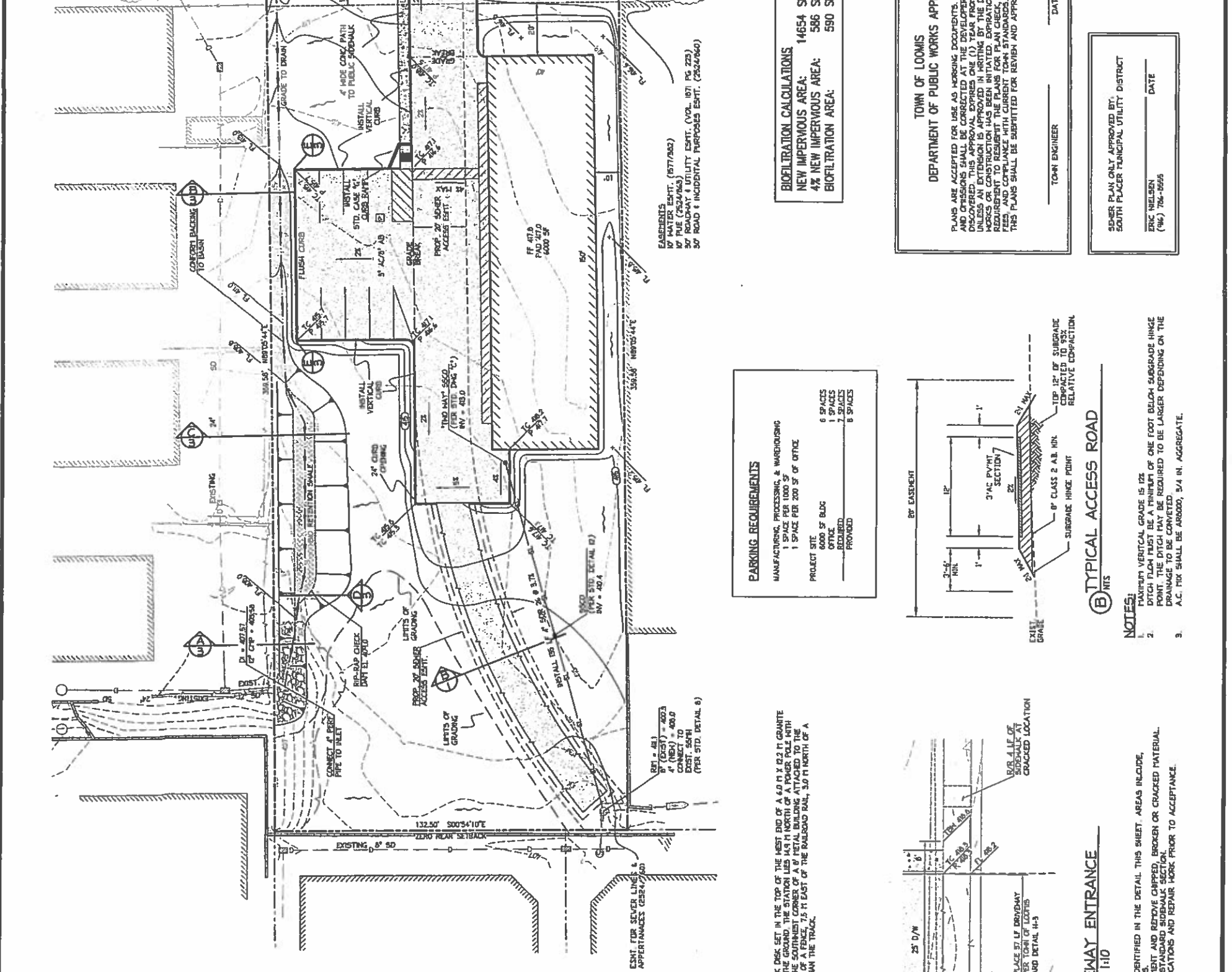
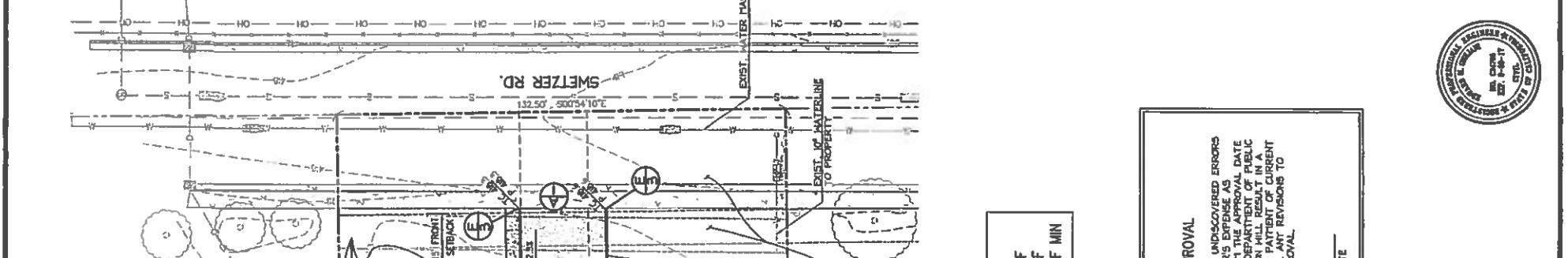
SHEET INDEX

1	GRADING PLAN
2	EROSION CONTROL & NOTES
3	SOBER NOTES & DETAILS

EARTHWORK VOLUMES

CUT: 116 CY
 FILL: 351 CY
 BALANCE: 235 CY IMPORT

NOTES:
 ALL QUANTITIES ARE ESTIMATES ONLY.
 QUANTITIES ARE SUBJECT TO FIELD VERIFICATION.
 PROVIDING INDEPENDENT ESTIMATE.



PROPERTY DATA

APPLICANT/OWNER:
 GRANT HANCOCK VENTURES
 2281 SUTTER VIEW LANE
 LINCOLN, CA 95649
 PHONE: (916) 346-0676

CIVIL ENGINEER:
 EDUARDO M. GIULIANI
 500 WEST STREET, SUITE A
 AUBURN, CA 95603
 (530) 885-5107

SITE ADDRESS: 3334 SWETZER RD
 LOOMIS, CA 95660

ASSESSOR'S PARCEL #: 044-220-041-000

ZONING: ILT - LIMITED INDUSTRIAL

PARCEL SIZE: 1.09 ± AC

DISTURBED GRADING AREA: 0.71 ± AC

UTILITIES/SERVICES:
 WATER: POMA
 SEWAGE DISPOSAL: SPTLAD
 STORM DRAINAGE: COUNTY
 ELECTRICAL/GAS: PG&E
 TELEPHONE: ATT
 FIRE DISTRICT: LOOMIS FPD

VERTICAL BENCHMARKS

THIS STATION IS A 600 BENCHMARK DISK SET IN THE TOP OF THE WEST END OF A 6.0 FT X 0.2 FT GRANITE ROCK OUTCROP WHICH PROJECTIONS 2.0 FT ABOVE THE GROUND. THE STATION LIES 14.3 FT NORTH OF A POWER POLE WITH A 30' CLEARANCE. A 6" METAL BUILDING ATTACHED TO THE SOUTH END OF THE BENCHMARK IS 11.1 FT SOUTH OF THE METAL GUARD POST, AND ABOUT 1.1 FT LOWER THAN THE TRACK ELEVATION-66.00 (NAVD 88 DATUM).

PARKING REQUIREMENTS

MANUFACTURING, PROCESSING, & WAREHOUSING
 1 SPACE PER 1000 SF
 1 SPACE PER 200 SF OF OFFICE

PROJECT SITE:
 6000 SF BLDG
 OFFICE: 1 SPACE
 PROVIDED: 7 SPACES
 6 SPACES
 1 SPACE
 8 SPACES

DRIVEWAY ENTRANCE
 SCALE 1" = 10'

TYPICAL ACCESS ROAD
 NOTES:
 1. MINIMUM VERTICAL GRADE IS 1%
 2. DITCH PLAN MUST BE A MINIMUM OF ONE FOOT BELOW SUBGRADE HINGE POINT. THE DITCH MAY BE REQUIRED TO BE LARGER DEPENDING ON THE DRAINAGE TO BE CONVERTED
 3. A.C. TYP SHALL BE AR8000, 3/4 IN. AGGREGATE.

BIOTRANSFORMATION CALCULATIONS

NEW IMPERVIOUS AREA: 14654 SF
 4% NEW IMPERVIOUS AREA: 586 SF
 BIOFILTRATION AREA: 590 SF MIN

TOWN OF LOOMIS DEPARTMENT OF PUBLIC WORKS APPROVAL

PLANS ARE ACCEPTED FOR USE AS WORKING DOCUMENTS. UNDISCOVERED ERRORS AND OMISSIONS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE AS DISCOVERED. THIS APPROVAL EXPIRES ONE (1) YEAR FROM THE APPROVAL DATE. ANY CHANGES TO THE PLANS MUST BE SUBMITTED TO THE TOWN ENGINEER FOR REVIEW AND APPROVAL. THIS PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH CURRENT TOWN STANDARDS. ANY REVISIONS TO THE PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

TOWN ENGINEER: _____ DATE: _____

SEWER PLAN ONLY APPROVED BY:
 SOUTH PLACER MUNICIPAL UTILITY DISTRICT
 ERIC NELSEN
 (916) 794-1995
 DATE: _____