

**Amended by Staff 12/3/87

*** Amended by Staff 12/17/87

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Sacramento Architectural Services, 1300 Ethan Way, #555, Sac., CA 95825		
OWNER	John Banchemo, 601 University Avenue, #285, Sacramento, CA 95825		
PLANS BY	Sacramento Architectural Services, 1300 Ethan Way, #555, Sac., CA		
FILING DATE	10/30/87	ENVIR. DET.	Neg. Dec.
ASSESSOR'S-PCL. NO.	250-0025-048-049	REPORT BY	PW/vf

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to allow the construction of a 16,992, sq. ft. warehouse/office building in the Light Industrial/Planned Unit Development (M-1)(S)-PUD) zone and Norwood Tech PUD.
 - C. Variance to allow for off-site parking and maneuvering on adjacent parcel.

LOCATION: Northeast corner of Research Drive and Opportunity Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 12,748 sq. ft. warehouse with 4,244 sq. ft. of office use in the Norwood Tech PUD.

PROJECT INFORMATION:

1974 General Plan Designation:
1984 North Sacramento Community
Plan Designation:

Industrial

Labor Intensive Light
Industrial, Office Commercial
M-1S (PUD)
Vacant

Existing Zoning of Site:
Existing Land Use and Zoning:

Surrounding Land Use and Zoning:

North: Interstate 80
 South: County Social Welfare; M-1S PUD
 East : Vacant, Norwood Ave.; M-1S PUD
 West : Industrial; M-1S PUD

Setbacks:	Required	Provided
Front:	25'	60'
Side(Int):	0'	28'
Side(Int):	0'	35'
Rear:	0'	20'

Parking Required: 27 spaces
 Parking Provided: 47 spaces
 Property Dimensions: Irregular
 Property Area: 1.93+ acres
 Square Footage of Building:
 4,244 sq. ft. office
 12,748 sq. ft. warehouse

 16,992 sq. ft. total

Height of Building: 21 ft.
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Concrete tilt-up panel and cement plaster

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(Amended by Staff 12/17/87)

Roof Material:	Cap Sheet Roofing
Color of Building:	Beige with contrasting accent bands
Total number of employees:	40 employees

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site is a 1.93± vacant parcel located in the Light Industrial (M-1(S)) zone and the Norwood Tech PUD.

Surrounding land uses include the I-80 freeway to the north, the County Social Welfare building to the south, office/warehouse uses to the west, and vacant land and Norwood Avenue to the east. The General Plan and the 1984 North Sacramento Community Plan designate the site as Labor Intensive Light Industrial, office, commercial uses. The Norwood Tech Schematic Plan indicates one building for the site with another building on the vacant parcel adjacent to the east.

B. Project Proposal

The applicant proposes to construct a 16,992 sq. ft. Montgomery Wards's service and repair facility. 4,244 sq. ft. of the building will be used as office space for the company. The Norwood Tech PUD Guidelines encourage labor intensive uses, therefore, the service and repair facility is an appropriate land use for the site. The applicant is also requesting a variance for off-site parking and maneuvering on the adjacent parcel to the east.

C. Site Plan Design

1. Landscaping: The submitted landscape plan indicates a 25.5 ft. front landscaped setback consisting of an undulating berm with turf and evergreen trees. Along the north property line, which is adjacent to the I-80 freeway off-ramp, a five foot planter is proposed. This planter will consist of ground cover and coastal redwoods planter at 25 ft. intervals along the entire northern perimeter. The southern property line is proposed to have an eight foot planter with ground cover and white alder trees at 25 foot intervals. A five foot planter with ground cover and trees is also proposed for the area just to the south of the loading dock area on the south side of the building. No landscaping is indicated on the landscaping plans for the east property line. Along this eastern side, the parking encroaches onto the adjacent parcel. Sod is proposed for a four foot planter between the parking area and the building. The undeveloped area to the east of the subject site should be maintained in a weed free condition.

The Norwood Tech PUD Guidelines require a minimum 15 percent landscape coverage on any project proposed in the PUD. Boundary landscaping is required on all interior property lines with a minimum of four feet on each property. Trees, equal in number to one tree per twenty-five lineal feet of each property line, shall be planted in the above defined areas in addition to required ground cover and shrub material. Staff finds that the submitted landscape plan meets all of the PUD requirements.

2. Parking

Parking requirement for offices are calculated on the basis of one space per 300 square feet of office area within the warehouse; for warehouses, two spaces for each three employees, but in no event less than one space for each 1,000 sq. ft. of gross floor area for the first 20,00 sq. ft. Based on the above, the parking required for this project is 27 spaces. The proposed site plan indicates a total of 47 parking spaces. However, ten of these spaces are off-site and twelve require off-site maneuvering space. The applicant is requesting a variance for the off-site parking and maneuvering and has indicated to staff that a reciprocal access easement including an agreement which allows parking has been obtained. Staff has no objections to the variance. The additional parking is beneficial and will encourage less parking of service vehicles along the street. Staff recommends the parking of any service vehicles be located along the east building elevation, so as to minimize the visual impacts from I-80.

3. Building Height and Setbacks

A minimum 25 ft. building setback from the street is required from the freeway and public streets. Building height is limited to 30 ft. The building, as indicated on submitted plans, meets these requirements.

D. Building Design

The applicant proposes a concrete tilt-up panel and cement plaster building exterior with contrasting color accent bands. Storefront windows are proposed for the west and north elevations. Loading docks with metal roll-up doors are proposed for the south side of the building with wing walls to screen the loading area. Cap sheet roofing is proposed that will be concealed by parapets.

The project, as designed, does not meet the objective of the PUD, "to preserve and enhance the aesthetic values throughout the project."

The Design Review staff has reviewed the proposed elevations and has recommended the following modifications:

**Amended by Staff
12/3/87

on the north, east, and west elevations, a combination of brick veneer and concrete design should be utilized as ~~any~~ exterior finish materials. There should be a majority of brick. The brick can be used in either a horizontal or verticle design. A formliner should separate the brick from the concrete. The south and east elevations should be painted a color compatible with the brick. The use of reveal lines and formliner is recommended. This will greatly enhance the aesthetic quality of the building and will make the building more compatible with the adjacent buildings to the west and south.

**Deleted by Staff.
12/3/87

~~Window/openings should be recessed along the north and west elevations to break up the flat building surface visible from the road ways.~~

Amended by Staff
12/3/87

- the projecting wing walls on the south side of the building should be extended in ~~length~~ to further screen the visual impacts of the loading area. ~~height~~
- trash enclosure structure should meet the trash enclosure guidelines.

E. Signage

A sign program has not been submitted with this application. The applicant has indicated that a signage proposal will be submitted separately. Any signs for the project shall conform to the PUD guidelines and the City Sign Ordinance.

F. Agency Review

The project was reviewed by the Traffic Engineering, Engineering, Fire Department, Building Inspections and Real Estate Division. The following comments were received:

- Engineering

1. Driveways are to close, combine access or remove one and redesign - 35 ft. maximum width;
2. Reciprocal access easements required with adjacent parcels.

- Traffic Engineering

1. Construct standard improvements consistent with existing improvements.

2. Parking stalls to be 18 feet in depth.
3. North driveway will be radial to the elbow.
4. Maximum driveway width is 35 feet.
5. Obtain an reciprocal access easement to include an agreement which allows for parking, or
6. Merge lots or adjust lot lines, or
7. Lot line cannot split driveways.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project will not have a significant impact on the environment and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit and Variance subject to conditions and based on Findings of Fact which follow:

Special Permit-Conditions

1. A minimum 15 percent landscape coverage shall be provided and other landscaping shall comply with the Norwood Tech PUD Guidelines.
2. A minimum 25 ft. building setback from both the street and freeway is required.
3. The undeveloped area to the east of the project shall be maintained in a weed free condition.
4. Trash enclosures shall meet the City's Trash Enclosure Guidelines.
5. Revised elevations shall be submitted to Planning Staff for review and approval prior to the issuance of a building permit. Modifications shall include:

***Deleted by Staff* /a///brick veneer shall be utilized on the north//east and west//elevations//

- **Amended by Staff.* a. a combination of brick veneer and concrete design shall be utilized on the north and west elevations (with a majority of brick);
- ** deleted by staff* ~~a. // window openings shall be recessed along the north and west elevations; and /~~
- **Added by Staff* b. the south and east elevations shall be painted a color compatible with the brick, utilizing reveal lines and formliners; and
- *Amended by Staff.* c. the projecting wing walls on the south side of building screening the loading dock area shall be extended in ~~length~~ Height.
6. The driveways shall meet the requirements of the Traffic Engineering Division.
7. The applicant shall submit a reciprocal parking and access agreement to the Planning Director prior to approval of final inspection of the structures by the Building Division.
8. The applicant shall submit a signage program for the building for staff review prior to issuance of any sign permits.
9. The project shall comply with all requirements of the Norwood Tech PUD Guidelines.
10. Prior to final building inspection approval, the Planning Director shall inspect the project for compliance with all conditions of the special permit.
- ***Added by Staff* 11. The applicant agrees to commit the building owner to introduce prospective building tenants to the district councilperson and to PIC and SETA to discuss employment possibilities for area residents.

Special Permit-Findings of Fact

1. The special permit, as conditioned, is based upon sound principles of land use, in that:
 - a. the project provides adequate parking and landscaping; and
 - b. the project is compatible with surrounding industrial land uses.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project complies with setback, lot coverage

and other requirements of the Norwood Tech PUD.

3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for labor intensive, office, commercial and light industrial uses by the 1984 North Sacramento Community Plan, and the proposed warehouse use conforms with the plan designation and the Norwood Tech PUD Schematic Plan.

Variance - Conditions

1. The applicant shall comply with the 50 percent parking lot shading requirement.
2. The applicant shall submit a reciprocal parking and access agreement to the Planning Director prior to approval of final inspection of the structures by the Building Division.

Variance - Findings of Fact

1. Granting the variance will not be injurious to the public welfare nor to surrounding properties in that adequate off-site parking and vehicles maneuvering area has been provided and that the additional parking has been provided and that the additional parking will add to the quality of the PUD.
2. The project, as conditioned, does not constitute a special privilege to one individual property owner in that under similar circumstances, the variance to allow additional parking would be granted.
3. Granting the variance request does not constitute a use variance in that a warehouse use is allowed in the M-1(S)PUD zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for labor intensive, office, commercial and light industrial uses by the 1984 North Sacramento Community Plan and the proposed warehouse use conforms with the plan designation and the Norwood Tech PUD Schematic Plan.

TRASH ENCLOSURE GUIDELINES

The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).

The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

A trellis structure covering the trash facility shall be constructed to screen these units from view from the upper floors of the office building.

12-17-87
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*****AMENDED BY STAFF 12/9/87)*****
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PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1984 North Sacramento Community Plan Designation:	Labor Intensive Light Industrial, Office Commercial
Existing Zoning of Site:	M-1S (PUD)
Existing Land Use and Zoning:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Interstate 80	Front:	25'	60'
South: County Social Welfare; M-1S PUD	Side(Int):	0'	28'
East : Vacant, Norwood Ave.; M-1S PUD	Side(Int):	0'	35'
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Parking Required:	27 spaces
Parking Provided:	47 spaces
Property Dimensions:	Irregular
Property Area:	1.93+ acres
Square Footage of Building:	4,244 sq. ft. office
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	<hr/>
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Height of Building:	21 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
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 - *deleted by staff.* /window/openings/should/be/recessed/along/the/north/and/west/elevations/to/break/up/the/flat/building/surface/visible/from/the/roadways//
 - the projecting wing walls on the south side of the building should be extended in ~~length~~ to further screen the visual impacts of the loading area. *height*
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- Amended by staff.*

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- Traffic Engineering
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3. North driveway will be radial to the elbow.
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9. The project shall comply with all requirements of the Norwood Tech PUD Guidelines.
10. Prior to final building inspection approval, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Special Permit-Findings of Fact

1. The special permit, as conditioned, is based upon sound principles of land use, in that:
- a. the project provides adequate parking and landscaping; and
- b. the project is compatible with surrounding industrial land uses.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project complies with setback, lot coverage and other requirements of the Norwood Tech PUD.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for labor intensive, office, commercial and light industrial uses by the 1984 North Sacramento Community Plan, and the proposed warehouse use conforms with the plan designation and the Norwood Tech PUD

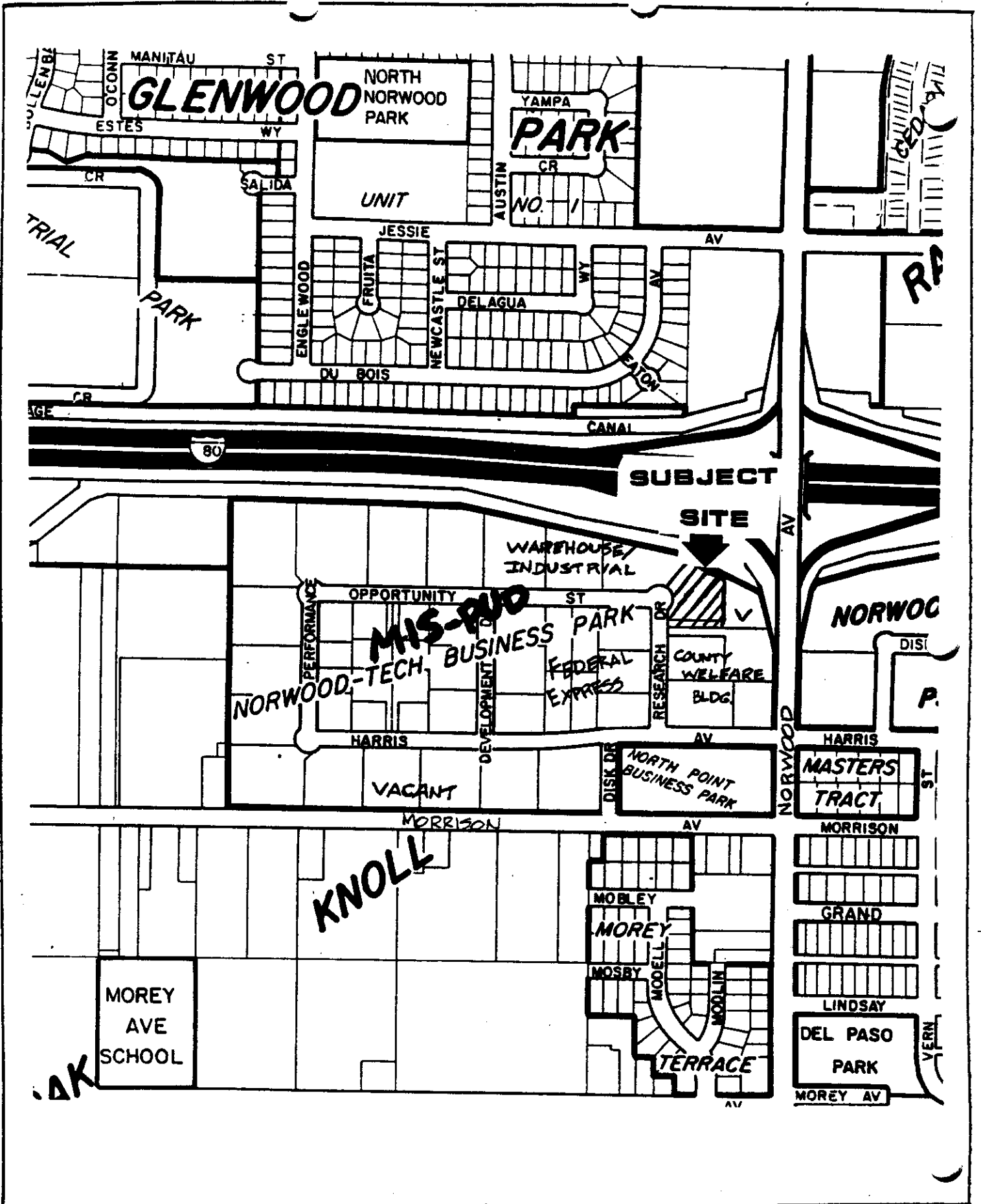
Schematic Plan.

Variance - Conditions

1. The applicant shall comply with the 50 percent parking lot shading requirement.
2. The applicant shall submit a reciprocal parking and access agreement to the Planning Director prior to approval of final inspection of the structures by the Building Division.

Variance - Findings of Fact

1. Granting the variance will not be injurious to the public welfare nor to surrounding properties in that adequate off-site parking and vehicles maneuvering area has been provided and that the additional parking has been provided and that the additional parking will add to the quality of the PUD.
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VICINITY - LAND USE - ZONING

P87-455

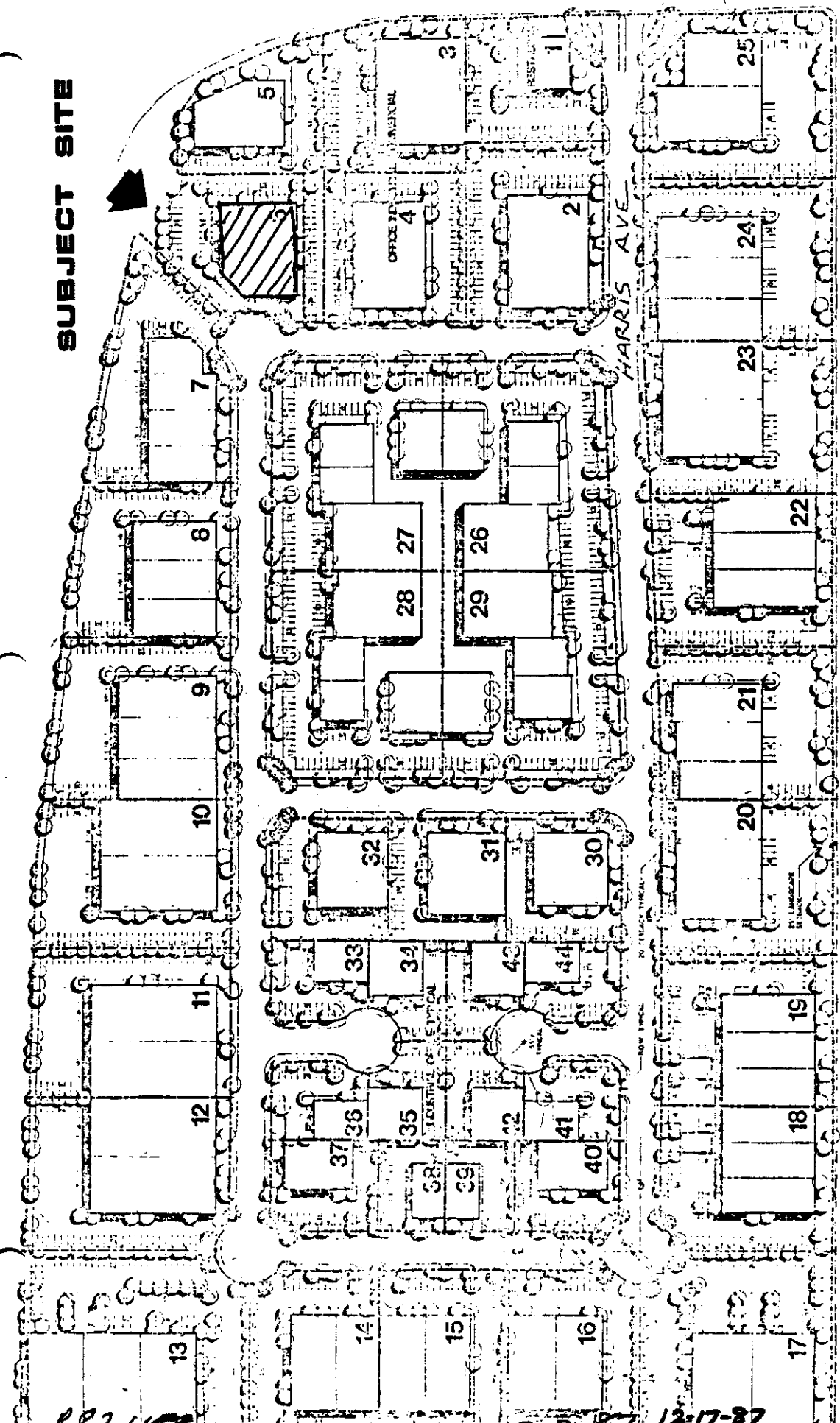
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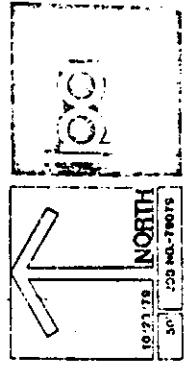
REVISIONS 000

SUBJECT SITE

NORWOOD AVENUE



MORRISON AVENUE



NORWOOD TECH BUSINESS PARK

SACRAMENTO, CA

DEVELOPER: HATHAWAY / CHAMBERLAIN - BANCHERO

PR-1-100

12-17-87

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SITE PLAN NOTES

1. REFER TO CIVIL ENGINEER'S REPORT, FOR EXISTING UTILITIES AND ADJUSTMENTS TO BE MADE TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
2. ALL UTILITIES SHOWN ARE BASED ON THE CIVIL ENGINEER'S REPORT AND FIELD SURVEY. VERIFY ALL UTILITIES BEFORE CONSTRUCTION.
3. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE AND COVERED WITH 18" CONCRETE PIPE AND 4" MINIMUM COVER.
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26. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE AND COVERED WITH 18" CONCRETE PIPE AND 4" MINIMUM COVER.
27. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE AND COVERED WITH 18" CONCRETE PIPE AND 4" MINIMUM COVER.

Sacramento Architectural Services
 2300 E. Hanway, Suite 555
 Sacramento, Ca. 95825
 (916) 927-1555

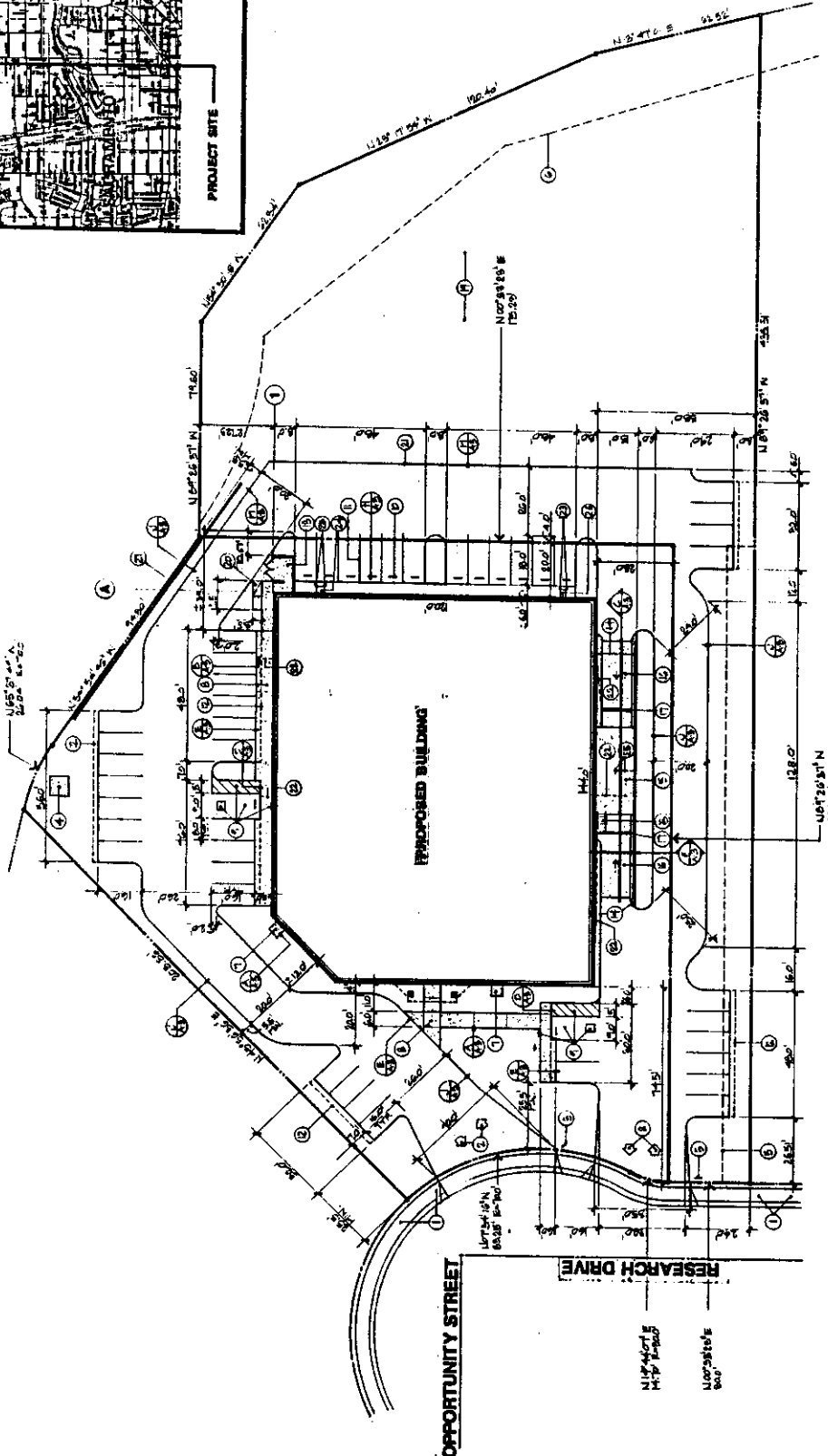
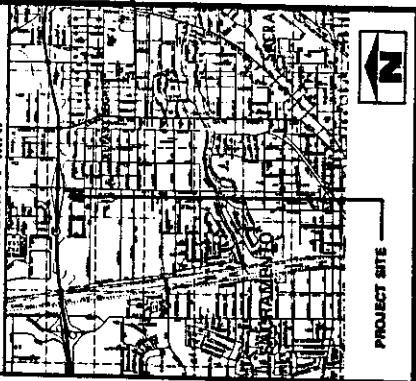
NORWOOD TECH BUS

**EXHIBIT A
SITE PLAN**

SACRAMENTO FOR BA

DATE	1
PROJECT	2-BB-
SCALE	1/8" = 1'-0"
DATE	10-30

VICINITY MAP



SITE PLAN

1" = 20'-0"

P87-455

12/13/87 12-17-87

ITEM NO. 2A-8



EXTERIOR ELEVATION NOTES

1. CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% STEEL FIBER.
2. ALL CONCRETE SHALL BE FINISHED WITH A BROOM FINISH.
3. ALL CONCRETE SHALL BE CURED WITH A WET BURLAP COVER FOR 7 DAYS.
4. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
5. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING STORAGE.
6. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT.
7. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING INSTALLATION.
8. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION.
9. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING REPAIRS.
10. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING MAINTENANCE.
11. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING DISMANTLING.
12. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING REDEMPTION.
13. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING RECONSTRUCTION.
14. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING REPAIRS.
15. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING MAINTENANCE.
16. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING DISMANTLING.
17. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING REDEMPTION.
18. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING RECONSTRUCTION.
19. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING REPAIRS.
20. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING MAINTENANCE.
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23. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING RECONSTRUCTION.
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36. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING DISMANTLING.
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41. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING DISMANTLING.
42. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING REDEMPTION.
43. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING RECONSTRUCTION.
44. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING REPAIRS.
45. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING MAINTENANCE.
46. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING DISMANTLING.
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48. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING RECONSTRUCTION.
49. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING REPAIRS.
50. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING MAINTENANCE.

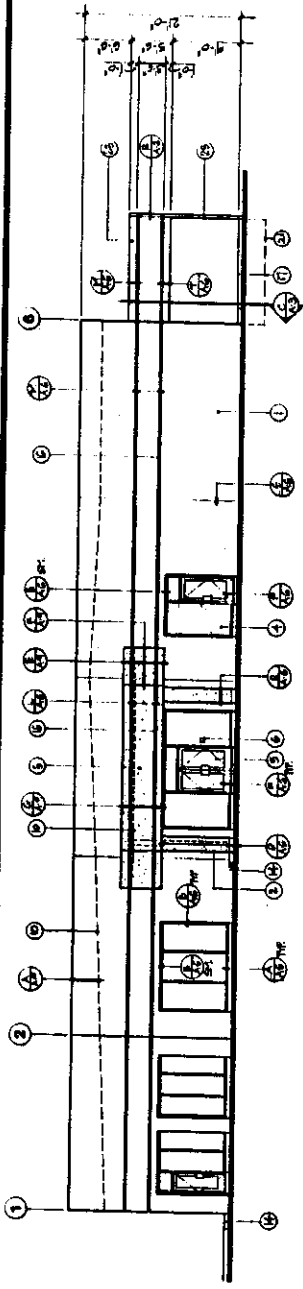
Sacramento Architectural Services
 3300 Ethan Way, Suite 555
 Sacramento, Ca. 95825
 (916) 927-1555

NORWOOD TECH BUS

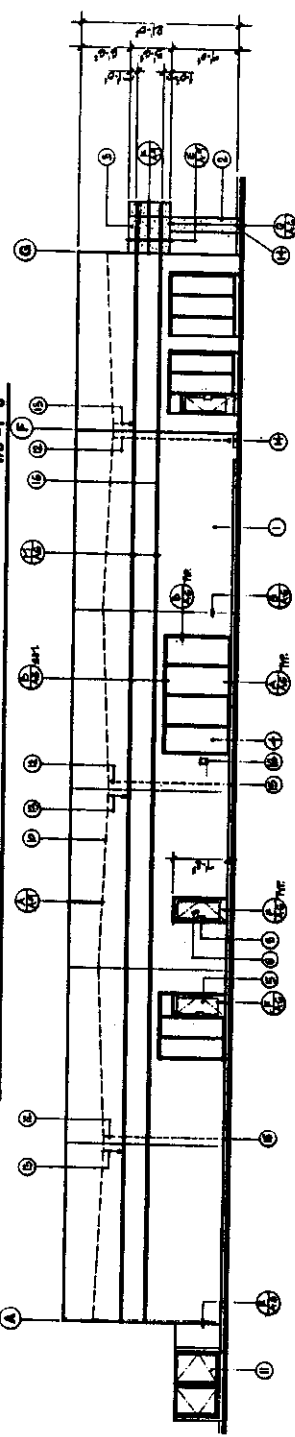
**EXHIBIT B
 ELEVATIONS**

SACRAM FOR: BAI

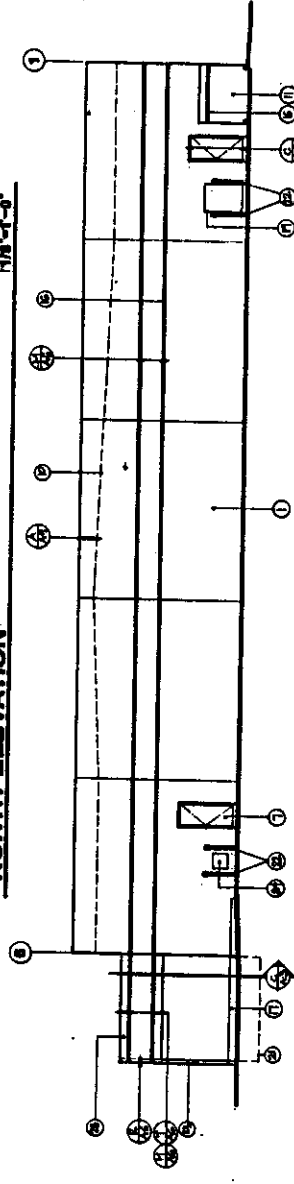
DATE	10-30
PROJECT	2-88-1
SCALE	1/8"=1'-0"
BY	
CHECKED	
APPROVED	



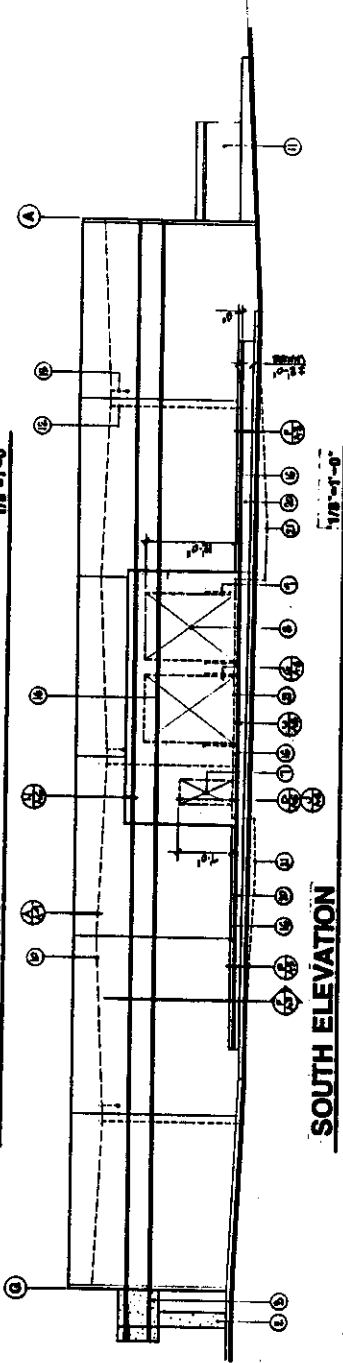
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NOTES:

1. LANDSCAPE PLAN TO BE SUBMITTED TO THE CITY OF SACRAMENTO FOR REVIEW AND APPROVAL.
2. ALL PLANTINGS TO BE INSTALLED WITHIN THE 12 MONTH PERIOD.
3. ALL PLANTINGS TO BE INSTALLED WITHIN THE 12 MONTH PERIOD.
4. ALL PLANTINGS TO BE INSTALLED WITHIN THE 12 MONTH PERIOD.
5. ALL PLANTINGS TO BE INSTALLED WITHIN THE 12 MONTH PERIOD.
6. ALL PLANTINGS TO BE INSTALLED WITHIN THE 12 MONTH PERIOD.
7. ALL PLANTINGS TO BE INSTALLED WITHIN THE 12 MONTH PERIOD.

Sacramento Architectural Services
 1300 SE Hanway, Suite 555
 Sacramento, Ca 95825
 916 437-1555

EXHIBIT C
LANDSCAPING

NOI
 BU

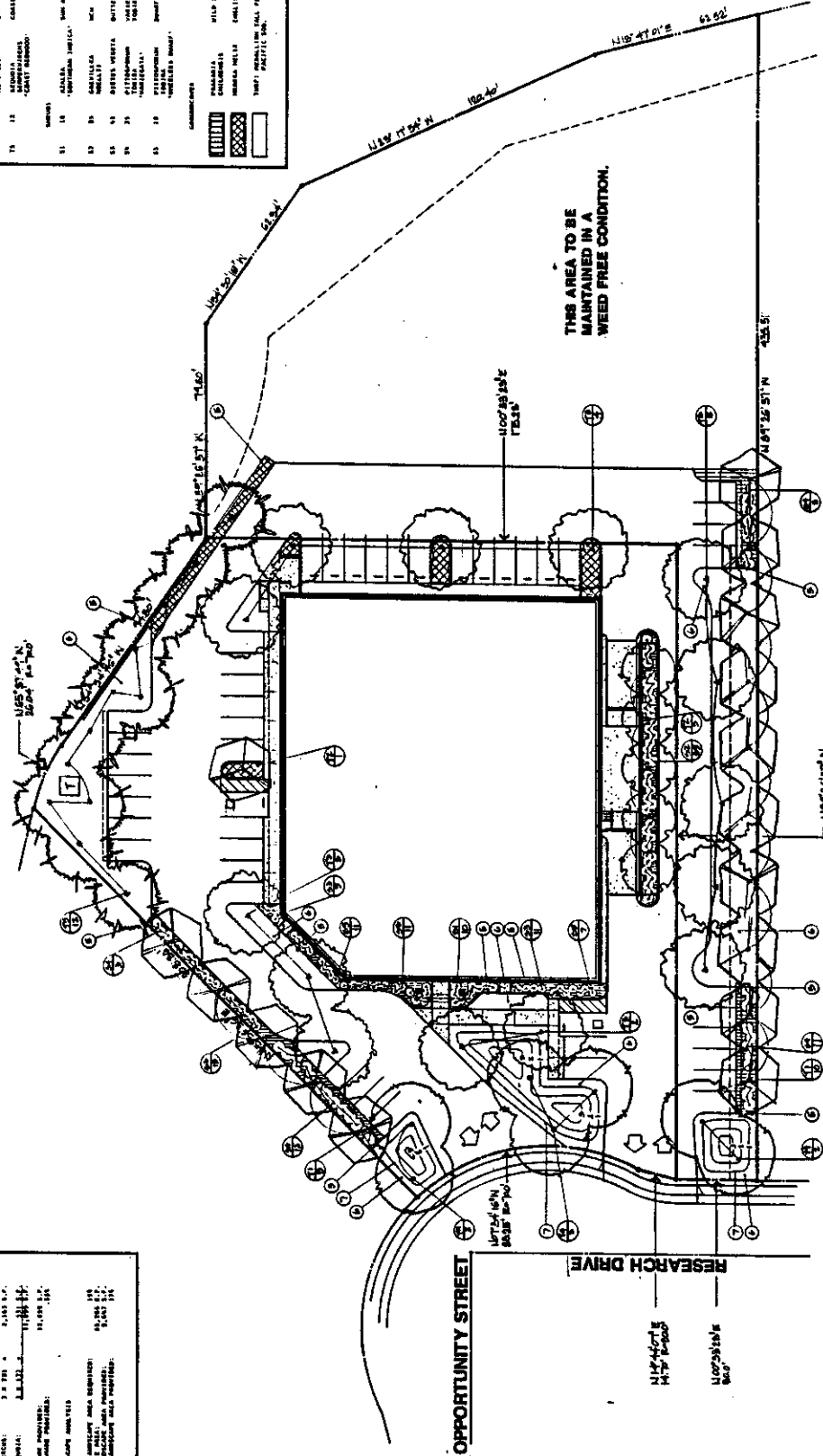
SACRAI
 FOR: BI

LAND:
 2-BB

10-30

PLANT LIST

KEY	SYMBOL	PLANT NAME	COMMON NAME	REFERENCES
1	[Symbol]	ALBANY	WHITE ALBANY	15 GAL.
2	[Symbol]	LAUREL	LAUREL	15 GAL.
3	[Symbol]	PLANTAIN	PLANTAIN	15 GAL.
4	[Symbol]	SPRING	SPRING	15 GAL.
5	[Symbol]	SPRING	SPRING	15 GAL.
6	[Symbol]	SPRING	SPRING	15 GAL.
7	[Symbol]	SPRING	SPRING	15 GAL.
8	[Symbol]	SPRING	SPRING	15 GAL.
9	[Symbol]	SPRING	SPRING	15 GAL.
10	[Symbol]	SPRING	SPRING	15 GAL.
11	[Symbol]	SPRING	SPRING	15 GAL.
12	[Symbol]	SPRING	SPRING	15 GAL.
13	[Symbol]	SPRING	SPRING	15 GAL.
14	[Symbol]	SPRING	SPRING	15 GAL.
15	[Symbol]	SPRING	SPRING	15 GAL.
16	[Symbol]	SPRING	SPRING	15 GAL.
17	[Symbol]	SPRING	SPRING	15 GAL.
18	[Symbol]	SPRING	SPRING	15 GAL.
19	[Symbol]	SPRING	SPRING	15 GAL.
20	[Symbol]	SPRING	SPRING	15 GAL.
21	[Symbol]	SPRING	SPRING	15 GAL.
22	[Symbol]	SPRING	SPRING	15 GAL.
23	[Symbol]	SPRING	SPRING	15 GAL.
24	[Symbol]	SPRING	SPRING	15 GAL.
25	[Symbol]	SPRING	SPRING	15 GAL.
26	[Symbol]	SPRING	SPRING	15 GAL.
27	[Symbol]	SPRING	SPRING	15 GAL.
28	[Symbol]	SPRING	SPRING	15 GAL.
29	[Symbol]	SPRING	SPRING	15 GAL.
30	[Symbol]	SPRING	SPRING	15 GAL.
31	[Symbol]	SPRING	SPRING	15 GAL.
32	[Symbol]	SPRING	SPRING	15 GAL.
33	[Symbol]	SPRING	SPRING	15 GAL.
34	[Symbol]	SPRING	SPRING	15 GAL.
35	[Symbol]	SPRING	SPRING	15 GAL.
36	[Symbol]	SPRING	SPRING	15 GAL.
37	[Symbol]	SPRING	SPRING	15 GAL.
38	[Symbol]	SPRING	SPRING	15 GAL.
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41	[Symbol]	SPRING	SPRING	15 GAL.
42	[Symbol]	SPRING	SPRING	15 GAL.
43	[Symbol]	SPRING	SPRING	15 GAL.
44	[Symbol]	SPRING	SPRING	15 GAL.
45	[Symbol]	SPRING	SPRING	15 GAL.
46	[Symbol]	SPRING	SPRING	15 GAL.
47	[Symbol]	SPRING	SPRING	15 GAL.
48	[Symbol]	SPRING	SPRING	15 GAL.
49	[Symbol]	SPRING	SPRING	15 GAL.
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75	[Symbol]	SPRING	SPRING	15 GAL.
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78	[Symbol]	SPRING	SPRING	15 GAL.
79	[Symbol]	SPRING	SPRING	15 GAL.
80	[Symbol]	SPRING	SPRING	15 GAL.
81	[Symbol]	SPRING	SPRING	15 GAL.
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85	[Symbol]	SPRING	SPRING	15 GAL.
86	[Symbol]	SPRING	SPRING	15 GAL.
87	[Symbol]	SPRING	SPRING	15 GAL.
88	[Symbol]	SPRING	SPRING	15 GAL.
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91	[Symbol]	SPRING	SPRING	15 GAL.
92	[Symbol]	SPRING	SPRING	15 GAL.
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94	[Symbol]	SPRING	SPRING	15 GAL.
95	[Symbol]	SPRING	SPRING	15 GAL.
96	[Symbol]	SPRING	SPRING	15 GAL.
97	[Symbol]	SPRING	SPRING	15 GAL.
98	[Symbol]	SPRING	SPRING	15 GAL.
99	[Symbol]	SPRING	SPRING	15 GAL.
100	[Symbol]	SPRING	SPRING	15 GAL.



THIS AREA TO BE MAINTAINED IN A WEED FREE CONDITION.

ALL LANDSCAPED AREAS ARE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM.



T-20.0'

LANDSCAPE PLAN

LANDSCAPE ANALYSIS

LANDSCAPE ANALYSIS	12-17-87
LANDSCAPE ANALYSIS	12-3-87

PF7-455

12-17-87
 12-3-87

#220