ASHLAND FAMILY HOUSING

DEVELOPMENT PLANS

SAN LORENZO, ALAMEDA COUNTY, CALIFORNIA

GENERAL NOTES

1. ALL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY THE ALAMEDA COUNTY PUBLIC WORKS DEPARTMENT AND ALL FACILITY/EQUIPMENT/IMPROVEMENT RELOCATION PLANS FOR ALL THE IMPACTED UTILITIES WILL HAVE TO BE REVIEWED AND APPROVED BY THE CORRESPONDING UTILITY COMPANIES. ALL CONSTRUCTION WORK SHALL BE SUBJECT TO THE APPROVAL AND INSPECTION BY ALAMEDA COUNTY PUBLIC WORKS AGENCY. IN ADDITION, DESIGN PLANS AND CONSTRUCTION WORK ALONG EAST 14TH STREET INCLUDING THE TRAFFIC SIGNAL AND INTERSECTION IMPROVEMENT AT KENT AVENUE SHALL BE REVIEWED, APPROVED, AND INSPECTED BY CALTRANS.
2. BENCHMARK: SEE BENCHMARK DESCRIPTION ON THIS SHEET
3. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION SO THAT THEIR LINES CAN BE MARKED. THOSE TO BE NOTIFIED INCLUDE, BUT MAY NOT BE LIMITED TO:
   UNDERGROUND SERVICE ALERT: 811 OR (800)-227-2600.
   EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD):
   ORO LOMA SANITARY DISTRICT:
   PACIFIC GAS AND ELECTRIC COMPANY (PG&E):
   ALAMEDA COUNTY PUBLIC WORKS DEPARTMENT (COUNTY):
   CALIFORNIA DEPARTMENT OF TRANSPORATION (CALTRANS)
4. ANY DEVIATIONS OR CHANGES IN THESE PLANS WITHOUT OFFICIAL APPROVAL OF THE DESIGN ENGINEER SHALL ABSOLVE THE DESIGN ENGINEER OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.
5. THE ENGINEER/SURVEYOR SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF WHEN FIELD STAKING IS TO BE REQUIRED. ALL FIELD STAKING WITHIN THE ALAMEDA COUNTY ROAD RIGHT-OF-WAY WILL HAVE TO BE ACCORDINGLY COORDINATED WITH THE COUNTY SURVEYOR.
6. COMPACTION TESTS WILL BE PERFORMED ON ALL TRENCHES AND PAVING WORK TO VERIFY THAT COMPACTION CONFORMS TO CITY STANDARDS. ALL TESTING WILL BE AT THE DEVELOPER'S/CONTRACTOR'S EXPENSE.
7. ALL PIPE GRADES SHOWN ARE FLOW LINE ELEVATIONS.
8. TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CALTRANS "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" CURRENT EDITION. FAILURE TO COMPLY MAY RESULT IN IMMEDIATE STOPPAGE OF WORK UNTIL THE PROPER TRAFFIC CONTROL IS IN ORDER.
9. THE CONTRACTOR SHALL HAVE A JOB SUPERINTENDENT OR A DESIGNATED RESPONSIBLE REPRESENTATIVE ON THE JOB SITE ANYTIME WORK IS IN PROGRESS DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL ADVISE THE ALAMEDA COUNTY AND/OR CALTRANS ENGINEER WHOM THE DESIGNEE IS IN WRITING. THE NOTICE SHALL INCLUDE AN EMERGENCY NOTIFICATION PHONE NUMBER. ALAMEDA COUNTY AND/OR CALTRANS SHALL BE ADVISED IN WRITING IF THERE IS TO BE A CHANGE IN JOB-SITE REPRESENTATIVE.
10. NO WORK SHALL BE DONE ON THIS PROJECT PRIOR TO A PRECONSTRUCTION CONFERENCE TO BE HELD IN THE ENGINEERING DIVISION. CONTACT BOB LONGNECKER AT (510) 583-4750 TO ARRANGE FOR THE CONFERENCE.
11. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
12. AN ENCROACHMENT PERMIT FROM THE ALAMEDA COUNTY PUNLIC WORKS AGENCY WILL BE REQUIRED PRIOR TO ACCESSING AND/OR STARTING ANY WORK WITHIN ALAMEDA COUNTY ROAD RIGHT-OF-WAY, AND FOR THE CONSTRUCTION, MODIFICATION, OR CONNECTION TO COUNTY MAINTAINED FACILITIES. ALL WORKMANSHIP, EQUIPMENT, AND MATERIALS SHALL CONFORM TO ALAMEDA COUNTY STANDARDS AND SPECIFICATION. CALL ALAMEDA COUNTY PERMITS SECTION (510) 670-5411 FOR THE NECESSARY ENCROACHMENT PERMIT APPLICATION.
13. ALL PROPOSED STORM DRAINS TO BE LOCATED WITHIN PUBLIC ROAD RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS 3 WITH RUBBER GASKETED JOINTS, OR AS OTHERWISE IDENTIFIED IN THE UTILITY PLANS.
14. CONSTRUCTION OPERATIONS-WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAW CUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA. CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT PRACTICE AS SPECIFIED IN THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD'S (SWRCB) GENERAL CONSTRUCTION GRADING PERMIT.
15. PAVEMENT CLEANING - FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROL IS USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
16. STORM DRAIN INLETS - STORM DRAIN INLETS MUST BE STENCILED OR MARKED WITH THE FOLLOWING STATEMENT: "NO DUMPING, DRAINS TO BAY" OR AS OTHERWISE INDENTIFIED ON THE UTILITY OR STRIPING PLANS..
17. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD IN ACCORDANCE WITH THE SWRCB PERMIT AND ANY ADDITIONAL ALAMEDA COUNTY AND/OR CALTRANS REQUIREMENTS.
18. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON-SITE. STREETS SHALL BE SWEPT A MINIMUM OF TWO TIMES A DAY OR AS REQUIRED BY THE ALAMEDA COUNTY AND/OR CALTRANS ENGINEER.
19. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
20. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS AT THE JOB SITE.
21. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS. CONTRACTOR MUST HAVE A VALID TRENCH SHORING PERMIT ISSUED BY CAL-OSHA.
22. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
23. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD, UNLESS OTHERWISE NOTED.
24. THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE ALAMEDA COUNTY AND/OR CALTRANS ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A REGISTERED CIVIL ENGINEER OR LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
25. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS (ROPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES IF THEY ARE DEEMED NECESSARY.
26. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT LUK AND ASSOCIATES AT (510) 724-3388 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
27. TOPSOIL CUT AREAS SHALL BE STOCKPILED FOR FUTURE LANDSCAPING AND FINE GRADING WORK.
28. THE CONTRACTOR SHALL EXPOSE AND CHECK INVERTS ON EXISTING STORM DRAINS, AND VERIFY CLEARANCE OF KNOWN CROSSINGS OR OTHER UTILITIES BEFORE CONSTRUCTING NEW PIPELINES.
29. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADES, CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
30. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL GRADE OF CONCRETE UNLESS FORMS ARE CHECKED PRIOR TO POURING.
31. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.
32. THE APPROXIMATE QUANTITY OF EARTHWORK IS NOTED ON THE GRADING PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO BID SUBMITTALS.
2 33. ALL UNDERGROUND FACILITIES SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF SIDEWALK AND FINAL PREPARATION OF SUBGRADE.
34. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM ALAMEDA COUNTY FOR ALL WORK. ALL WORK IN THE STATE'S RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT FROM CALTRANS.
35. RIGHT OF ENTRY AND APPROVAL REQUIRED FROM ADJACENT PROPERTY OWNER FOR REMOVAL OF EXISTING FENCE AND/OR INSTALLATION OF NEW FENCE.
2 36. SOILS SAMPLING AND TESTING FREQUENCY SHALL CONFORM TO CHAPTER 8 OF THE CALTRANS CONSTRUCTION MANUAL AS SAID ITEMS ARE APPLICABLE TO ALAMEDA COUNTY SPECIFICATIONS.
37. ALL PROPOSED STORM DRAIN PIPES CONNECTING TO THE EXISTING DRAINAGE INLETS SHALL HAVE THE FLOWLINES MATCH EXISTING INVERTS UNLESS OTHERWISE NOTED ON THE PLANS.

BENCHMARK

ALAMEDA COUNTY BENCHMARK: CINCH NAIL ON TOP OF CATCH BASIN ON THE WEST SIDE OF EAST 14TH STREET AND 75 FEET NORTHERLY OF 155TH AVENUE. ELEVATION = 31.654 FEET (NGVD 29).

BASIS OF BEARING

THE BEARING OF NORTH 89°16'49" EAST ALONG THE CENTERLINE OF DELANO AVENUE IS TAKEN FROM FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 8325", FILED OCTOBER 5, 2006 IN BOOK 292 OF MAPS, AT PAGES 50 TO 51, ALAMEDA COUNTY RECORDS.

GEOTECHNICAL NOTES

A FINAL GEOTECHNICAL REPORT WAS PERFORMED BY NINYO & MOORE PER THE REPORT TITLED "GEOTECHNICAL EVALUATION - ASHLAND FAMILY HOUSING 16309, 16325, 16327 AND 16331 KENT AVENUE - SAN LORENZO, CALIFORNIA" DATED MAY 3, 2013; PROJECT NO. 40209001

REVIEWED FOR CONFORMANCE TO GEOTECHNICAL REPORT

BY: PETER C. CONNOLLY, PE [GE2707] DATE:

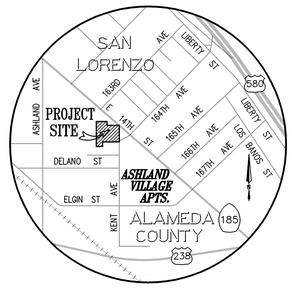
NINYO & MOORE: GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSULTANTS
1956 WEBSTER STREET, SUITE 400
OAKLAND, CALIFORNIA 94612

2

LEGEND

ABBREVIATIONS	DESCRIPTION
AB	AGGREGATE BASE CLASS 2
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
BFP	BACK FLOW PREVENTOR
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
C	COMPACT PARKING
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEAN OUT
CONC	CONCRETE
DI	DRAIN INLET
DR	DOOR
DWY	DRIVEWAY
EB	ELECTRICAL BOX
EP	EDGE OF PAVEMENT
ELE	ELEVATION
ELEC	ELECTRICAL PANEL
ESMT	EASEMENT
EX	EXISTING
FC	FACE OF CURB
FNC	FENCE
FF	FINISH FLOOR
FI	FIELD INLET
FL	FLOW LINE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GRD	GROUND ELEVATION
GR	GRATE ELEVATION
HC	HANDICAP PARKING SPACE
HCR	HANDICAP RAMP
HDPE	HIGH DENSITY POLYETHYLENE CORRUGATED PIPE
IRRI	IRRIGATION
LAUND	LAUNDRY ROOM
LF	LINEAR FOOT
LIP GUT	LIP OF GUTTER
LP	LIGHT POLE
MB	MAIL BOX
MIN	MINIMUM
MAX	MAXIMUM
PAV	PAVEMENT
PG&E	PACIFIC GAS & ELECTRIC
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TEL	TELEPHONE
TP	TOP OF PAVEMENT
TB	TOP OF BERM
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL
(T)	TOTAL
(TYP)	TYPICAL
W	WATER
WM	WATERMETER
VCP	VITRIFIED CLAY PIPE

EXISTING	PROPOSED	DESCRIPTIONS
		PROPERTY LINE (℄)
		CENTERLINE (℄)
		EDGE OF PAVEMENT (EP)
		BUILDING LINE
W	8"W	WATERLINE
JT	JOINT TRENCH	JOINT TRENCH
G	2"GAS	GAS LINE
8"SS	8"SS	SANITARY SEWER LINE
		SANITARY SEWER MANHOLE
18"SD	12"SD	STORM DRAIN LINE
		CATCH BASIN, DRAIN INLET/ AREA DRAIN AND MANHOLE
		FOUND STANDARD CITY MONUMENT
		FIRE HYDRANT (FH), VALVE
WM	WM	WATER METER
WV		WATER VALVE
TEL		TELEPHONE BOX
TELMH		TELEPHONE MANHOLE
PGEMH		PACIFIC GAS AND ELECTRIC MANHOLE
		TREE
JP		JOINT POLE
PP		POWER POLE
		ELECTROLIER / STREET LITE
		TRAFFIC SIGNAL
TVCB		TELEVISION CABLE BOX
BOL		BOLLARD
WB		WATER BOX
IRRI		IRRIGATION BOX
PM		PARKING METER
GV		GAS VALVE
		FENCE
		SIGN
× 45.2		AERIAL SPOT ELEVATION
CONC 44.85		CONCRETE ELEVATION
GRD 46.13		GROUND ELEVATION
TP 42.18		TOP OF PAVING ELEVATION
TC 40.82		TOP OF CURB ELEVATION
BW 40.82		BACK OF WALK ELEVATION
FL 40.31		FLOW LINE ELEVATION
		SIDEWALK, CURB AND GUTTER
		6" VERTICAL CURB
		CONCRETE CURB AND GUTTER
		ASPHALT CONCRETE PAVEMENT
		TREES AND BRUSH
1%		DRAINAGE FLOW/ DIRECTION OF FLOW
1%		GRASS SWALE
		UTILITY POLE
6		CONSTRUCTION NOTES



VICINITY MAP

NOT TO SCALE

SHEET INDEX

ONSITE DEVELOPMENT PLANS: ASHLAND FAMILY HOUSING

OFFSITE IMPROVEMENT PLANS: E14TH STREET (CALTRANS)

OFFSITE IMPROVEMENT PLANS: KENT AVE (COUNTY)

massih
ARCHITECTS
A CALIFORNIA CORPORATION

920 GRAYSON STREET
BERKELEY, CALIFORNIA 94710
510.644.1920
WWW.KAVAMASSIHARCHITECTS.COM

SEAL & SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER JAMES WONG
No. C72184
CIVIL
STATE OF CALIFORNIA

CONSULTANTS

STRUCTURAL ENGINEER
VerTech Engineering, Inc.
383 Rio Linda Ave. #200 - Chico, CA 95926
390 Broad Street - San Luis Obispo, CA 93405
530.899.8716

CIVIL ENGINEER
LUK ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94547
510.724.3388

LANDSCAPE
CLIFF LOWE ASSOCIATES
1175 FOLSOM STREET
SAN FRANCISCO, CA 94103
415.431.0394

WATERPROOFING
WISS, JANEY, ELSTNER ASSOCIATES, INC.
2000 Powell Street, Suite 1650
Emeryville, CA 94608
510.428.2907

ACOUSTICAL ENGINEER
ROSEN GOLDBERG DER AND LEWITZ, INC.
1100 Larkspur Landing Circle, Suite 375
Larkspur, CA 94939
415.464.0150

DESIGN / BUILD

MECHANICAL DESIGN / BUILD
MARINA MECHANICAL
799 Thornton Street
San Leandro, CA 94577
510.614.3500

PLUMBING DESIGN / BUILD
W.L. HICKEY SONS, INC.
P.O. Box 61209
190 Commercial Street
Sunnyvale, CA 94088
408.736.4938

ELECTRICAL DESIGN / BUILD
H.A. BOWEN ELECTRIC, INC.
2055 Williams Street
San Leandro, CA 94577
510.483.0500

AGENCY APPROVAL

rcd
Creating & Preserving Affordable Housing
Resources for Community Development

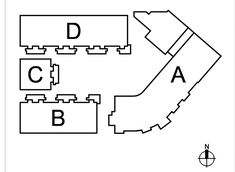
ASHLAND FAMILY HOUSING

KENT AVE. AND E. 14TH STREET
ASHLAND, CA

REVISIONS

	ISSUANCE	DAY MONTH 2013
	PERMIT RESUBMITTAL	29 JULY 2013
1	BACKCHECK #1	06 SEPT. 2013
2	BACKCHECK #2	04 OCT. 2013

KEY PLAN



DRAWING TITLE

DEVELOPMENT CIVIL PLANS: COVER SHEET

DRAWN: STAFF CHECKED: CW
DATE: JUNE 2013 SCALE: AS SHOWN
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

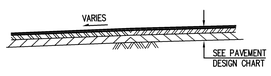
SHEET NUMBER: C-1

PLOT DATE: 10/04/2013

1 ASPHALT PAVEMENT DETAIL

PAVEMENT DESIGN CHART			
AREA USE	TRAFFIC INDEX (T.I.)	ASPHALT CONCRETE (INCHES)	CLASS II AB (INCHES)
TRAVEL LANE (HEAVY)	6.0	3.5	13.0
PARKING STALLS (LIGHT)	5.0	3.0	10.0

ASSUMING EXISTING SOILS R-VALUE=5

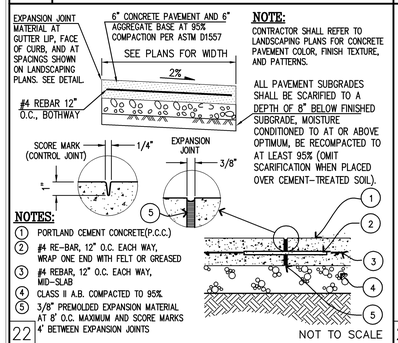


NOTES:

1. ALL PAVEMENT SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 8" BELOW FINISHED SUBGRADE, MOISTURE CONDITIONED TO AT OR ABOVE OPTIMUM, BE RECOMPACTED TO AT LEAST 95% (OMIT SCARIFICATION WHEN PLACED OVER CEMENT-TREATED SOIL).
2. AGGREGATE BASE(A.B.) SHALL BE CLASS II AND COMPACTED TO 95% RELATIVE COMPACTION.

20 21 NOT TO SCALE

2 CONCRETE VEHICULAR PAVEMENT



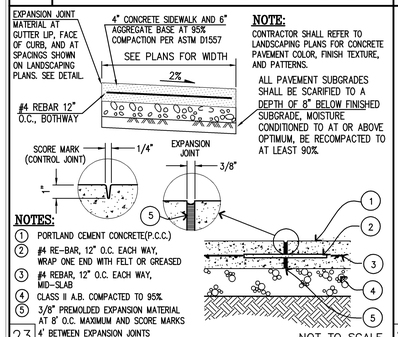
NOTE:
CONTRACTOR SHALL REFER TO LANDSCAPING PLANS FOR CONCRETE PAVEMENT COLOR, FINISH TEXTURE, AND PATTERNS.

ALL PAVEMENT SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 8" BELOW FINISHED SUBGRADE, MOISTURE CONDITIONED TO AT OR ABOVE OPTIMUM, BE RECOMPACTED TO AT LEAST 95% (OMIT SCARIFICATION WHEN PLACED OVER CEMENT-TREATED SOIL).

NOTES:
1 PORTLAND CEMENT CONCRETE(P.C.C.)
2 #4 RE-BAR, 12" O.C. EACH WAY, WRAP ONE END WITH FELT OR GREASED
3 #4 REBAR, 12" O.C. EACH WAY, MID-SLAB
4 CLASS II A.B. COMPACTED TO 95%
5 3/8" PREMOLDED EXPANSION MATERIAL AT 8' O.C. MAXIMUM AND SCORE MARKS 4' BETWEEN EXPANSION JOINTS

22 NOT TO SCALE

3 CONCRETE PEDESTRIAN SIDEWALK

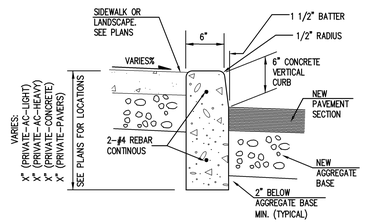


NOTE:
CONTRACTOR SHALL REFER TO LANDSCAPING PLANS FOR CONCRETE PAVEMENT COLOR, FINISH TEXTURE, AND PATTERNS.

ALL PAVEMENT SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 8" BELOW FINISHED SUBGRADE, MOISTURE CONDITIONED TO AT OR ABOVE OPTIMUM, BE RECOMPACTED TO AT LEAST 90%.

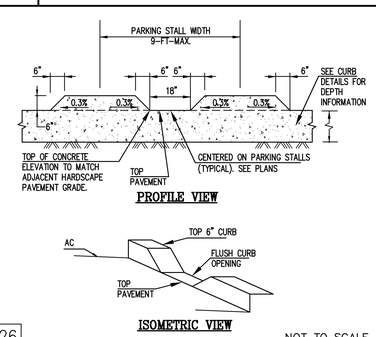
23 NOT TO SCALE

4 CONCRETE VERTICAL CURB



24 NOT TO SCALE

5 CONCRETE CURB & GUTTER

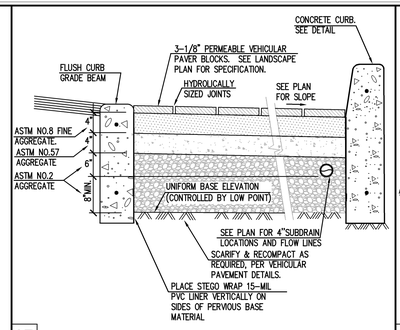


25 NOT TO SCALE

6 CURB OPENINGS

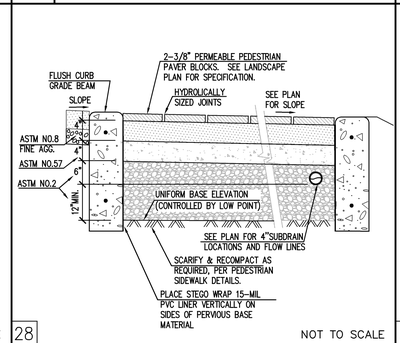
26 NOT TO SCALE

7 PERVIOUS VEHICULAR PAVERS



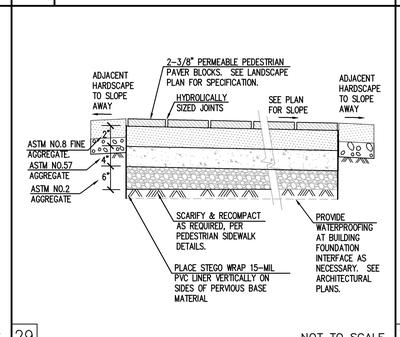
27 NOT TO SCALE

8 PERVIOUS COURTYARD PAVERS



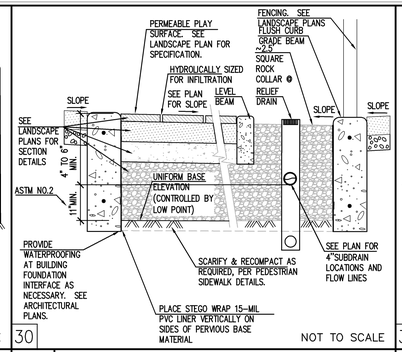
28 NOT TO SCALE

9 PERVIOUS SIDEWALK PAVERS



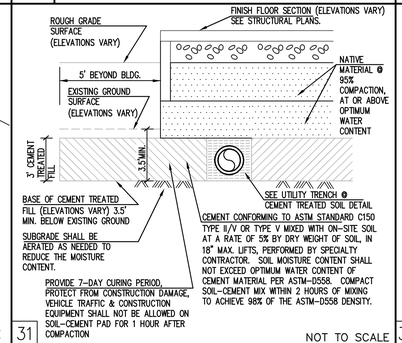
29 NOT TO SCALE

10 PERVIOUS PLAY-AREA SURFACE



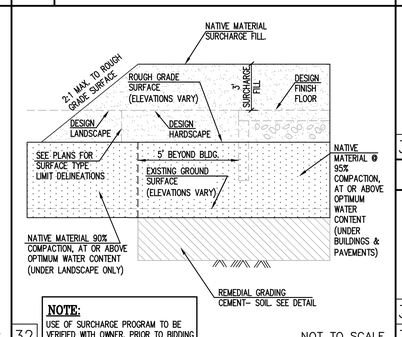
30 NOT TO SCALE

11 REMEDIAL GRADING: CEMENT-SOIL



31 NOT TO SCALE

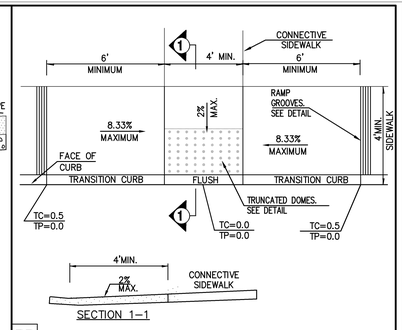
12 PAD SURCHARGE PROGRAM



NOTE:
USE OF SURCHARGE PROGRAM TO BE VERIFIED WITH OWNER, PRIOR TO BIDDING

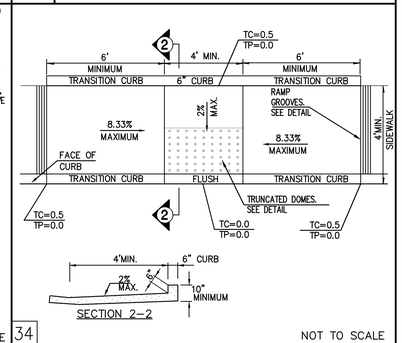
32 NOT TO SCALE

13 ACCESS RAMP TYPE 1



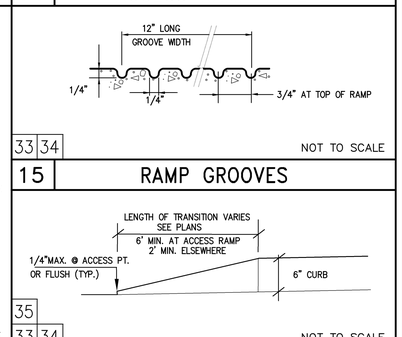
33 34 NOT TO SCALE

14 ACCESS RAMP TYPE 2



34 NOT TO SCALE

15 RAMP GROOVES



33 34 NOT TO SCALE

16 TRANSITION CURB

35
33 34 NOT TO SCALE

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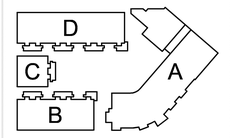
ASHLAND, CA

REVISIONS

	ISSUANCE	DAY MONTH 2013
	PERMIT RESUBMITTAL	29 JULY 2013
1	BACKCHECK #1	06 SEPT. 2013
2	BACKCHECK #2	04 OCT. 2013

KEY PLAN



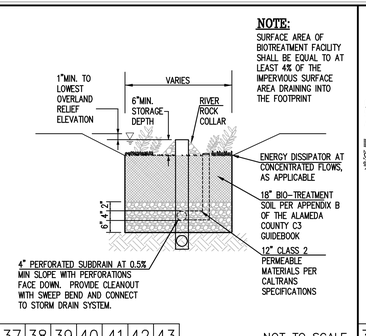
DRAWING TITLE

DETAILS: GRADING

DRAWN: STAFF CHECKED: CW
DATE: JUNE 2013 SCALE: AS SHOWN
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

SHEET NUMBER: C-2.1

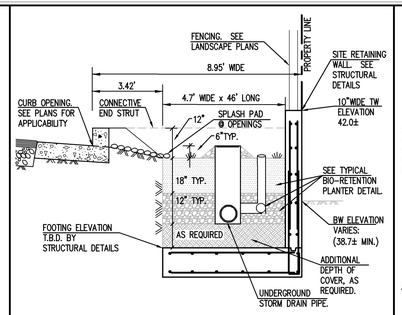
PLOT DATE: 10/04/2013



NOTE:
SURFACE AREA OF BIOTREATMENT FACILITY SHALL BE EQUAL TO AT LEAST 4% OF THE IMPERVIOUS SURFACE AREA DRAINING INTO THE FOOTPRINT

36 37 38 39 40 41 42 43 NOT TO SCALE

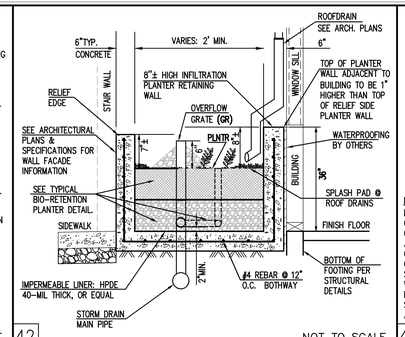
17 BIO-RETENTION PLANTER TYPICAL



NOTE:
RETAINING WALLS TO BE DESIGN-BUILD

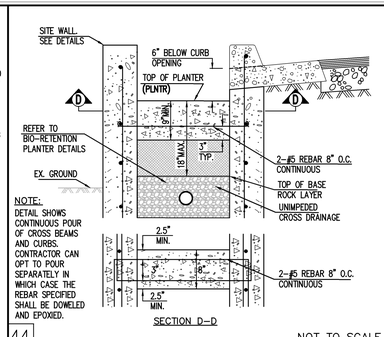
39 NOT TO SCALE

20 BIO-RETENTION PLANTER TYPE 3



42 NOT TO SCALE

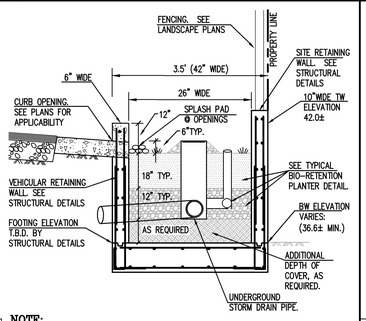
23 FLOW-THROUGH PLANTER 36"



44 NOT TO SCALE

26 RETAINING CURB STRUT

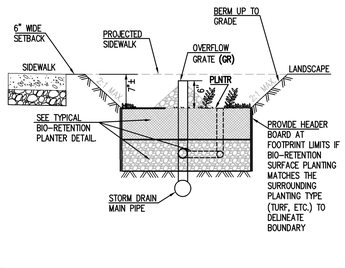
29



NOTE:
RETAINING WALLS TO BE DESIGN-BUILD

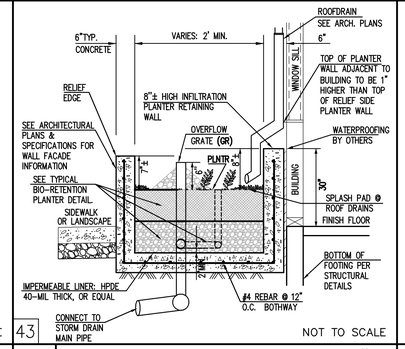
37 NOT TO SCALE

18 BIO-RETENTION PLANTER TYPE 1



40 NOT TO SCALE

21 BIO-RETENTION PLANTER TYPE 4

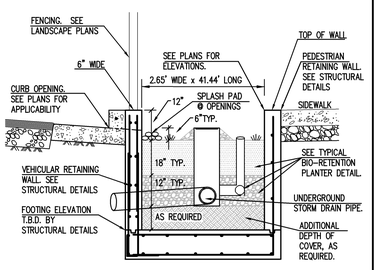


43 NOT TO SCALE

24 FLOW-THROUGH PLANTER 30"

27

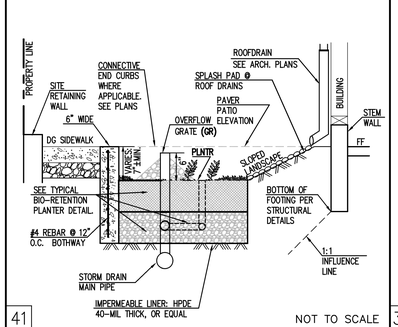
30



NOTE:
RETAINING WALLS TO BE DESIGN-BUILD

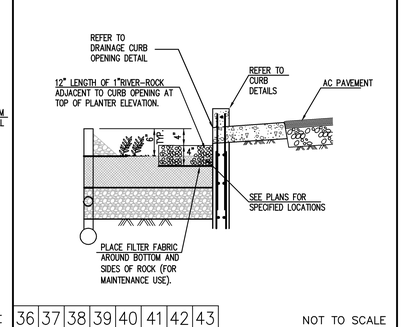
38 NOT TO SCALE

19 BIO-RETENTION PLANTER TYPE 2



41 NOT TO SCALE

22 BIO-RETENTION PLANTER TYPE 5



36 37 38 39 40 41 42 43 NOT TO SCALE

25 SPLASH PAD DETAIL

28

31

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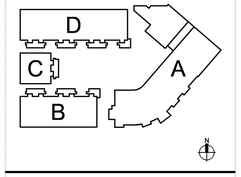


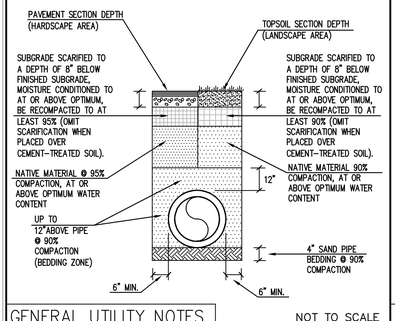
DRAWING TITLE

DETAILS: GRADING & UTILITY

DRAWN: STAFF CHECKED: CW
DATE: JUNE 2013 SCALE: AS SHOWN
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

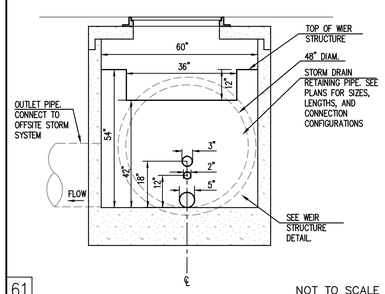
SHEET NUMBER: C-2.2

PLOT DATE: 10/04/2013



GENERAL UTILITY NOTES — NOT TO SCALE

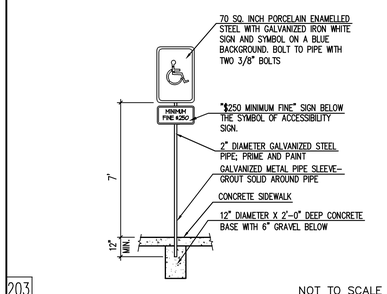
32 TRENCH BACKFILL – STANDARD



61 — NOT TO SCALE

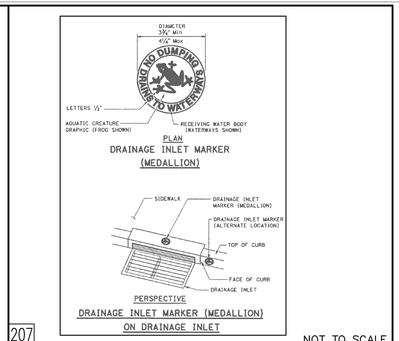
35 WEIR STRUCTURE

38



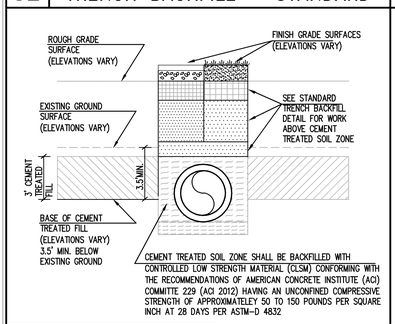
203 — NOT TO SCALE

41 ACCESSIBLE PARKING SIGN



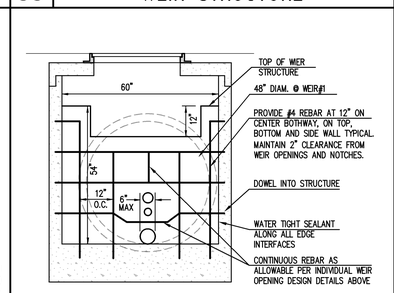
207 — NOT TO SCALE

44 "NO DUMPING" MEDALLION



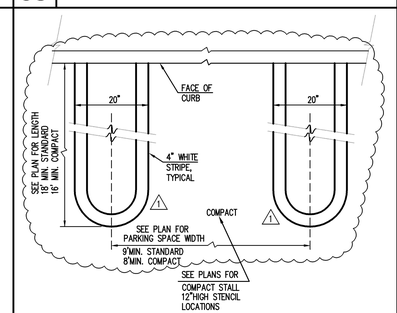
GENERAL UTILITY NOTES — NOT TO SCALE

33 TRENCH @ CEMENT TREATED SOIL



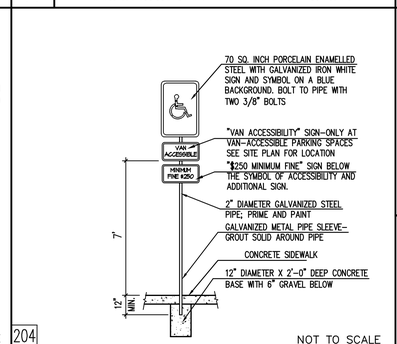
61 — NOT TO SCALE

36 WEIR STRUCTURE REINFORCEMENT



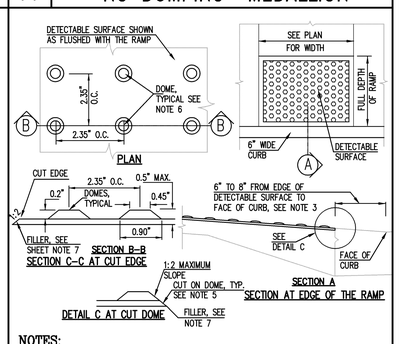
200 — NOT TO SCALE

39 PARKING SPACE STRIPING



204 — NOT TO SCALE

42 ACCESSIBLE VAN PARKING SIGN



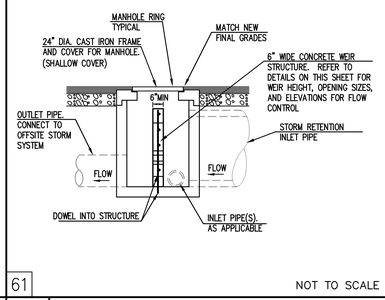
NOTES:

1. THE DETECTABLE SURFACE DOMES SHALL BE ORIENTED SUCH THAT THE ROWS ARE PARALLEL WITH THE DIRECTION OF THE RAMP. WHEN MULTIPLE TILES REGARDLESS OF SIZE ARE USED. THEN THE DETECTABLE SURFACE DOMES SHALL BE ALIGNED BETWEEN THE TILES AND THROUGHOUT THE ENTIRE DETECTABLE SURFACE INSTALLATION.
2. THE SLOPE OF THE CURB PORTION OF THE RAMP SHALL MATCH THE SLOPE OF THE RAMP ITSELF.
3. WHEN THE CURB IS WIDER THAN 8 INCHES, THE CURB WITHIN THE CURB RAMP SHALL BE 8 INCHES MAXIMUM. THE WIDE CURB OUTSIDE SHALL TRANSITION TROUGH THE GROOVED BORDER AS SHOWN ON THE DRAWING.
4. WHEN THE MAXIMUM SLOPE OF THE RAMP IS LESS THAN OR EQUAL TO 6.67% (1:15), A DETECTABLE SURFACE SHALL BE INSTALLED ON THE ENTIRE RAMP PORTION.
5. WHEN A DETECTABLE SURFACE DOME IS CUT, THE REMAINING DOME SHALL, BE BELEVED TO A MAXIMUM SLOPE OF 1:2, COLOR MATCH CUT OR GROUND SURFACES WITH COATING IN ACCORDANCE WITH DETECTABLE WARNING MANUFACTURER.
6. THE DETECTABLE SURFACE SHALL HAVE INTEGRAL RESONANT AIR CAVITY FOR SOUND ON CANE DIFFERENTIAL WITH RESPECT TO ADJACENT WALKING SURFACES. DETECTABLE SURFACE SHELL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THE COLOR OF THE DETECTABLE SURFACES SHALL CONFORM TO FEDERAL STANDARD 595B TABLE IV, COLOR #33538. NEW RAMP CONSTRUCTION SHALL BE PROVIDED WITH DPW APPROVED UNITS THAT ARE CAST–IN–PLACE PER MANUFACTURER'S INSTRUCTIONS. RETROFITTED RAMPS SHALL BE PROVIDED WITH DPW APPROVED UNITS THAT ADHERED AND MECHANICALLY FASTENED PER MANUFACTURER'S INSTRUCTIONS.
7. THE EDGE OF THE DETECTABLE SURFACE SHALL HAVE A BEVELED EDGE SLOPED AT 1:2 MAXIMUM. WHEN THE DETECTABLE SURFACE EDGE IS CUT AND THE RESULTING EDGE IS NOT FLUSH WITH THE SURFACE OF THE CURB RAMP. THE EDGE SHALL BE BEVELED OR CONFORMED WITH AN APPROVED DETECTABLE SURFACE MANUFACTURER'S REQUIREMENTS.

33 34 206 — NOT TO SCALE

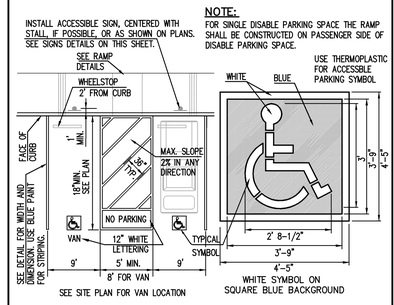
45 TRUNCATED DOME DETAIL

34



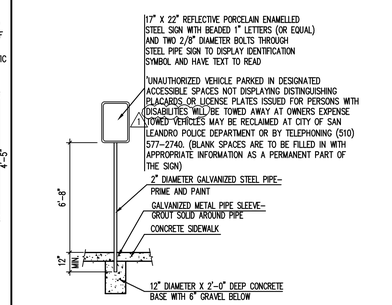
61 — NOT TO SCALE

37 WEIR STRUCTURE SECTION



205 — NOT TO SCALE

40 ACCESSIBLE PARKING STRIPING



210 — NOT TO SCALE

43 ACCESS ENTRY PARKING SIGN

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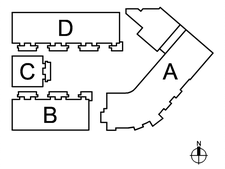


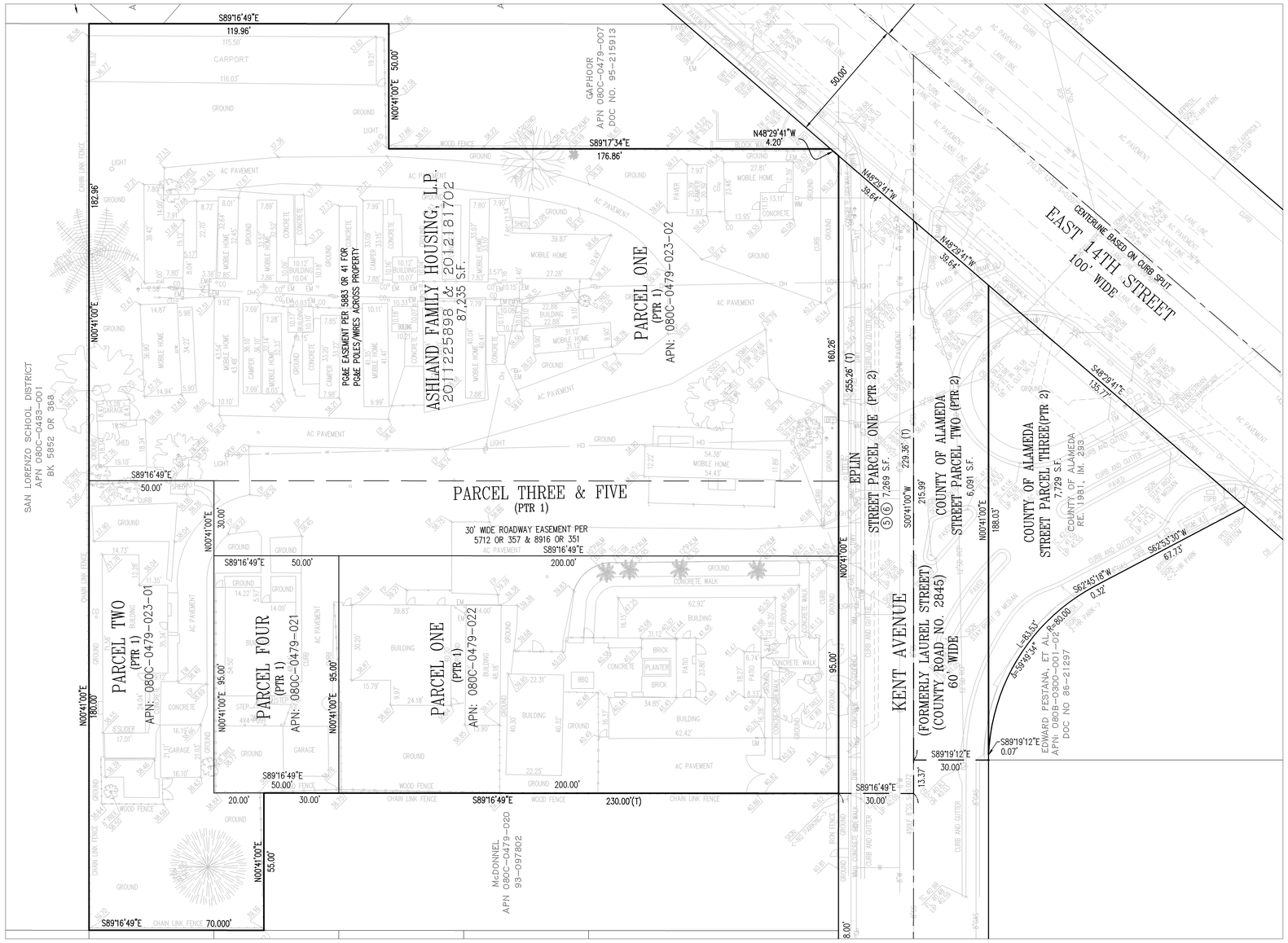
DRAWING TITLE

DETAILS: UTILITY & STRIPING

DRAWN: STAFF — CHECKED: CW
DATE: JUNE 2013 — SCALE: AS SHOWN
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

SHEET NUMBER: C-2.3

PLOT DATE: 10/04/2013



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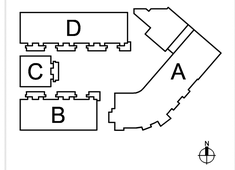
2	BACKCHECK #2	04 OCT. 2013

KEY PLAN



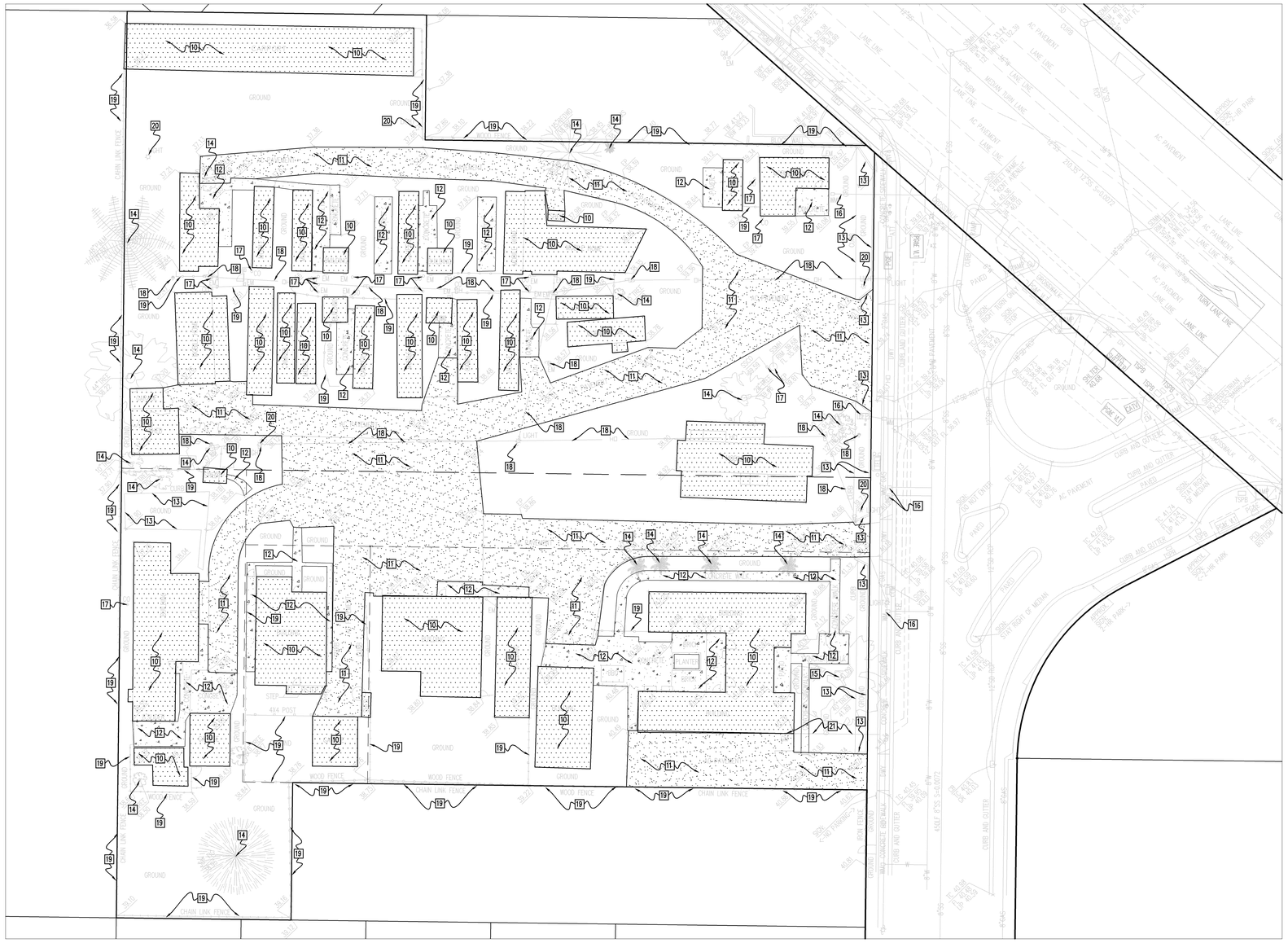
DRAWING TITLE

SITE SURVEY

DRAWN: STAFF
CHECKED: CW
DATE: JUNE 2013
SCALE: 1"=20'
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

SHEET NUMBER: C-3.1

PLOT DATE: 10/04/2013



DEMOLITION NOTES

10 REMOVE BUILDING/STRUCTURE, INCLUDING FOOTINGS AND ALL ASSOCIATED UTILITY SERVICES UP TO THE RIGHT-OF-WAY/PROPERTY-LINE. CONTRACTOR SHALL CONTACT UTILITY AGENCIES HAVING JURISDICTION, TO COORDINATE SHUT-DOWN AND TERMINATION OF SERVICES. UTILITY REMOVAL INCLUDES, BUT IS NOT LIMITED TO, ALL METERS, PANELS, SLEANOUTS, VAULTS, POLES, LINES, AND OTHER INCIDENTIAL FEATURES

11 REMOVE EXISTING ASPHALT CONCRETE PAVEMENT.

12 REMOVE EXISTING CONCRETE SIDEWALK PAVEMENT.

13 REMOVE EXISTING CURB.

14 REMOVE EXISTING TREE.

15 EXISTING TREE TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PERIOD.

16 REMOVE EXISTING WATER SERVICE LATERAL AND METER IN COORDINATION WITH WATER DISTRICT.

17 REMOVE EXISTING SEWER SERVICE LATERAL, CLEANOUTS, AND MANHOLES IN COORDINATION WITH SANITARY DISTRICT.

18 REMOVE EXISTING ELECTRIC SERVICE OVERHEAD LINES AND UTILITY POLES IN COORDINATION WITH PG&E (AND OTHER DRY UTILITY COMPANIES).

19 REMOVE EXISTING FENCE. REPLACE PROPERTY LINE FENCING PER IMPROVEMENT PLANS.

20 REMOVE EXISTING LIGHT AND ASSOCIATED ELECTRICAL SERVICE.

21 REMOVE EXISTING GAS METER AND ASSOCIATED SERVICE LINES IN COORDINATION WITH PG&E.

GENERAL DEMOLITION NOTES

1. CLEAR AND GRUB SITE OF ALL EXISTING VEGETATION, AS DESCRIBED IN THE EARTHWORK SPECIFICATIONS.
2. HOLES CREATED BY REMOVAL OF TREES, BUILDING FOOTING, MANHOLE STRUCTURES, AND OTHER FEATURES, SHALL BE BACKFILLED ACCORDING TO THE EARTHWORK SPECIFICATIONS.
3. CONTRACTOR SHALL ENSURE PROPER DISPOSAL OF ALL DEMOLISHED MATERIALS. ANY FOUND HAZARDOUS MATERIAL SHALL BE REMOVED IN ACCORDANCE WITH STANDARD ABATEMENT PROCEDURES.
4. CONTAMINATED SITE SOILS SHALL BE MITIGATED IN ACCORDANCE WITH ENVIRONMENTAL ABATEMENT RECOMMENDATIONS, AS DEFINED BY THE ENVIRONMENTAL ENGINEER WHOM PERFORMED THE SOIL INSPECTION/INVESTIGATION REPORT, OR OTHER DESIGNATED QUALIFIED CONSULTANT.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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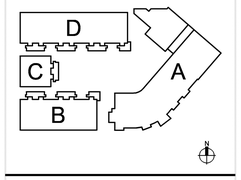
KENT AVE. AND E. 14TH STREET
ASHLAND, CA

REVISIONS

	ISSUANCE	DAY MONTH 2013
	PERMIT RESUBMITTAL	29 JULY 2013
1	BACKCHECK #1	06 SEPT. 2013
2	BACKCHECK #2	04 OCT. 2013

KEY PLAN



DRAWING TITLE

DEMOLITION PLAN

DRAWN: STAFF CHECKED: CW
DATE: JUNE 2013 SCALE: 1"=20'
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

SHEET NUMBER: C-3.2

PLOT DATE: 10/04/2013

RCD REQUIREMENTS

1. SITE CONCRETE: 20% MINIMUM FLY ASH OR SLAG IN CONCRETE MIX. STRUCTURAL CONCRETE SHALL REQUIRE APPROVAL OF STRUCTURAL ENGINEER PRIOR TO APPROVAL.
2. AGGREGATE BASE: SPECIFY RECYCLED AGGREGATE BASE FOR CLASS II AB UNDER SIDEWALKS, ROADS, BUILDING SLABS, ETC. REUSE CRUSHED EXISTING AGGREGATE BASE, WHERE POSSIBLE.

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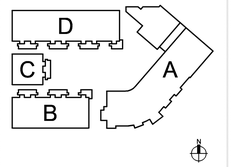
KEY PLAN



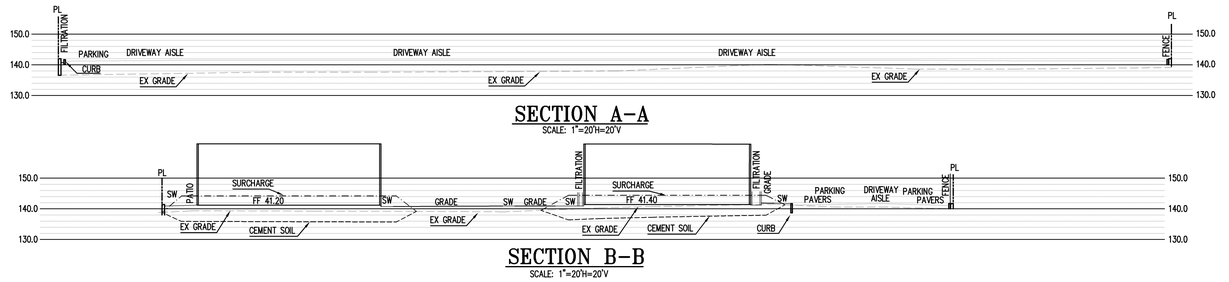
DRAWING TITLE

GRADING PLAN: ELEVATIONS

DRAWN: STAFF CHECKED: CW
DATE: JUNE 2013 SCALE: 1"=20'
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

SHEET NUMBER: C-4.1

PLOT DATE: 10/04/2013

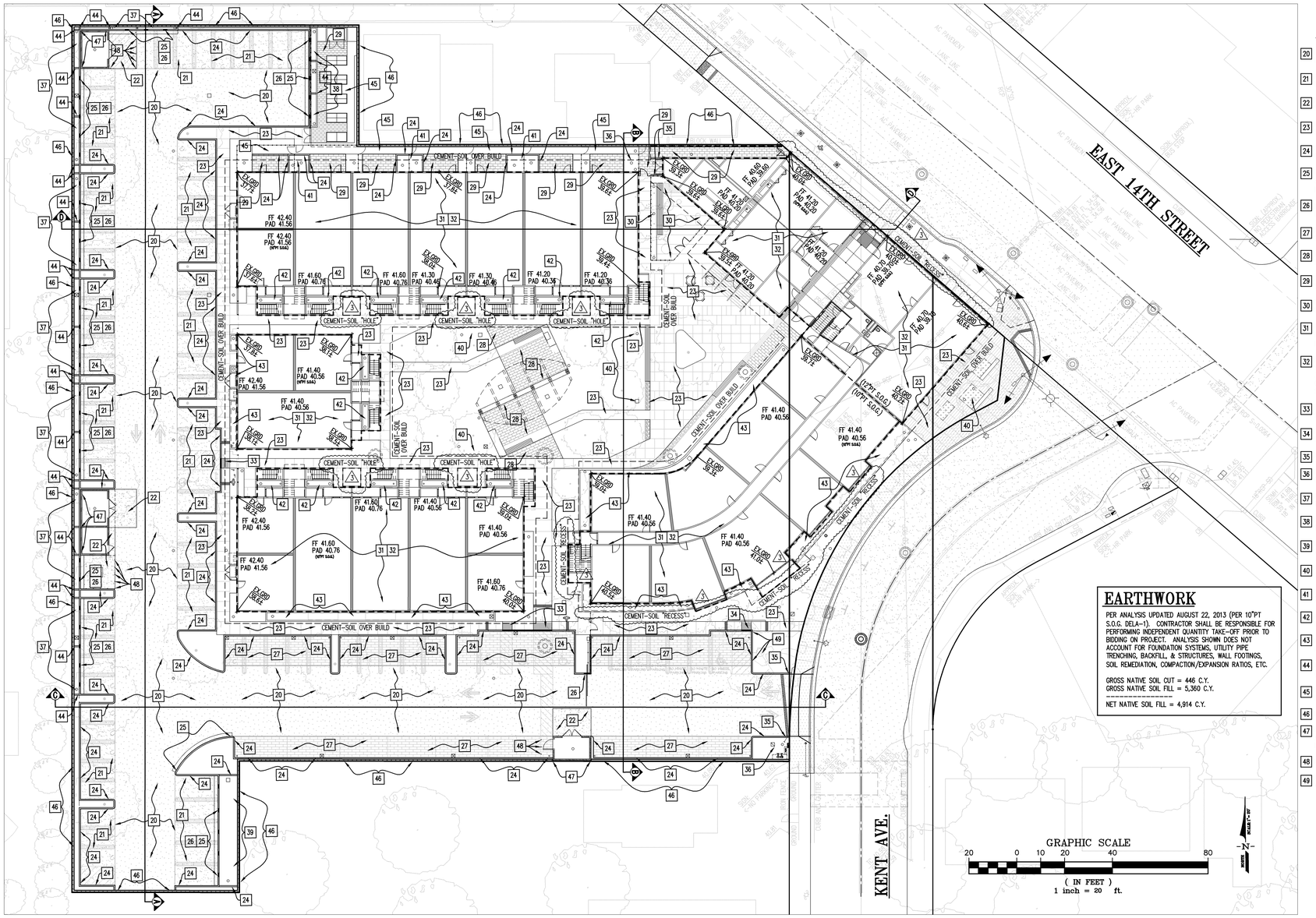


SECTION A-A

SCALE: 1"=20'H=20'V

SECTION B-B

SCALE: 1"=20'H=20'V



EARTHWORK

PER ANALYSIS UPDATED AUGUST 22, 2013 (PER 10"PT S.O.G. DELA-1). CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING INDEPENDENT QUANTITY TAKE-OFF PRIOR TO BIDDING ON PROJECT. ANALYSIS SHOWN DOES NOT ACCOUNT FOR FOUNDATION SYSTEMS, UTILITY PIPE TRENCHING, BACKFILL, & STRUCTURES, WALL FOOTINGS, SOIL REMEDIATION, COMPACTION/EXPANSION RATIOS, ETC.

GROSS NATIVE SOIL CUT = 446 C.Y.
GROSS NATIVE SOIL FILL = 5,360 C.Y.

NET NATIVE SOIL FILL = 4,914 C.Y.

GRADING NOTES

20 INSTALL HEAVY AC PAVEMENT SECTION AT DRIVE AISLE PER DETAIL NO. 1 ON SHEET C-2.1.

21 INSTALL LIGHT AC PAVEMENT SECTION AT PARKING STALLS PER DETAIL NO. 1 ON SHEET C-2.1.

22 INSTALL CONCRETE VEHICULAR PAVEMENT PER DETAIL NO. 2 ON SHEET C-2.1.

23 INSTALL CONCRETE PEDESTRIAN SIDEWALK PER DETAIL NO. 3 ON SHEET C-2.1.

24 INSTALL CONCRETE VERTICAL CURB PER DETAIL NO. 4 ON SHEET C-2.1.

25 INSTALL CONCRETE CURB & GUTTER PER DETAIL NO. 5 ON SHEET C-2.1. (SEE ADDITIONAL DETAILS WHERE GUTTER IS LOCATED ADJACENT TO BIO-RETENTION PLANTER)

26 INSTALL CURB OPENINGS (TYPICAL) AT LOCATIONS SHOWN PER DETAIL NO. 6 ON SHEET C-2.1.

27 INSTALL PERVOUS VEHICULAR PAVERS PER DETAIL NO. 7 ON SHEET C-2.1.

28 INSTALL PERVOUS COURTYARD PAVERS PER DETAIL NO. 8 ON SHEET C-2.1.

29 INSTALL PERVOUS SIDEWALK PAVERS PER DETAIL NO. 9 ON SHEET C-2.1.

30 INSTALL PERVOUS PLAY-AREA PAVERS PER DETAIL NO. 10 ON SHEET C-2.1 AND PER LANDSCAPING DETAILS.

31 INSTALL REMEDIAL GRADING CEMENT-SOIL AND BUILDING PAD PER DETAIL NO. 11 ON SHEET C-2.1. SEE "GRADING PLAN: ELEVATIONS" FOR PAD AND FINISH FLOOR ELEVATIONS.

32 INSTALL PAD SURCHARGE PER DETAIL NO. 12 ON SHEET C-2.1. SURCHARGE SHALL BE INSTALLED AND REMAIN IN PLACE FOR 3-MONTHS, PRIOR TO SUBSEQUENT REMOVAL AND FINAL PAD CONSTRUCTION. CONTRACTOR SHALL VERIFY FOUNDATION SECTION PRIOR TO INSTALLING PAD SURCHARGE.

33 INSTALL ACCESS RAMP TYPE 1 PER DETAIL NO. 13, 15, & 16 ON SHEET C-2.1.

34 INSTALL ACCESS RAMP TYPE 2 PER DETAIL NO. 14, 15, & 16 ON SHEET C-2.1.

35 INSTALL TRANSITION CURB PER DETAIL NO. 16 ON SHEET C-2.1.

36 INSTALL BIO-RETENTION PLANTER (TYPICAL) PER DETAIL NO. 17 ON SHEET C-2.2.

37 INSTALL BIO-RETENTION PLANTER TYPE 1 PER DETAIL NO. 17, 18, & 25 ON SHEET C-2.2.

38 INSTALL BIO-RETENTION PLANTER TYPE 2 PER DETAIL NO. 17, 19, & 25 ON SHEET C-2.2.

39 INSTALL BIO-RETENTION PLANTER TYPE 3 PER DETAIL NO. 17, 20, & 25 ON SHEET C-2.2.

40 INSTALL BIO-RETENTION PLANTER TYPE 4 PER DETAIL NO. 17, 21, & 25 ON SHEET C-2.2.

41 INSTALL BIO-RETENTION PLANTER TYPE 5 PER DETAIL NO. 17, 22, & 25 ON SHEET C-2.2.

42 INSTALL FLOW-THROUGH PLANTER 36" AT BUILDING PER DETAIL NO. 17, 23, & 25 ON SHEET C-2.2.

43 INSTALL FLOW-THROUGH PLANTER 30" AT BUILDING PER DETAIL NO. 17, 24, & 25 ON SHEET C-2.2.

44 INSTALL RETAINING CURB STRUTS AT LOCATIONS SHOWN (TYPICAL) PER DETAIL NO. 26 ON SHEET C-2.2.

45 INSTALL DECOMPOSED GRANITE SIDEWALK PER LANDSCAPING DETAILS.

46 INSTALL SITE PERIMETER WALL PER DETAILS BY OTHERS.

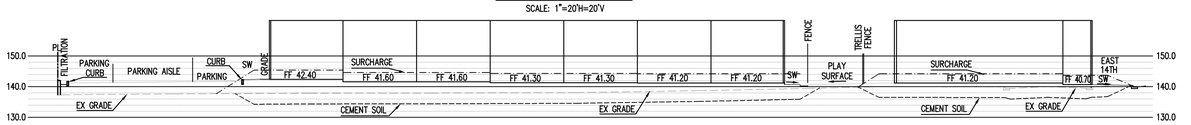
47 INSTALL TRASH ENCLOSURE AND ASSOCIATED DEEP FOOTING ADJACENT TO BIO-RETENTION PLANTER SECTION OR WALL, PER DETAILS BY OTHERS.

48 INSTALL PROTECTIVE BOLLARDS PER ARCHITECTURAL DETAILS.

49 INSTALL TREE ROOT BARRIER AT EXISTING TREE AND NEW VEHICULAR PERVIOUS PAVERS.

SECTION C-C

SCALE: 1"=20'H=20'V



SECTION D-D

SCALE: 1"=20'H=20'V

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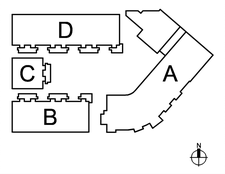
1	BACKCHECK #1	06 SEPT. 2013
2	BACKCHECK #2	04 OCT. 2013
3	BID ADDEDNUM	31 OCT. 2013

KEY PLAN



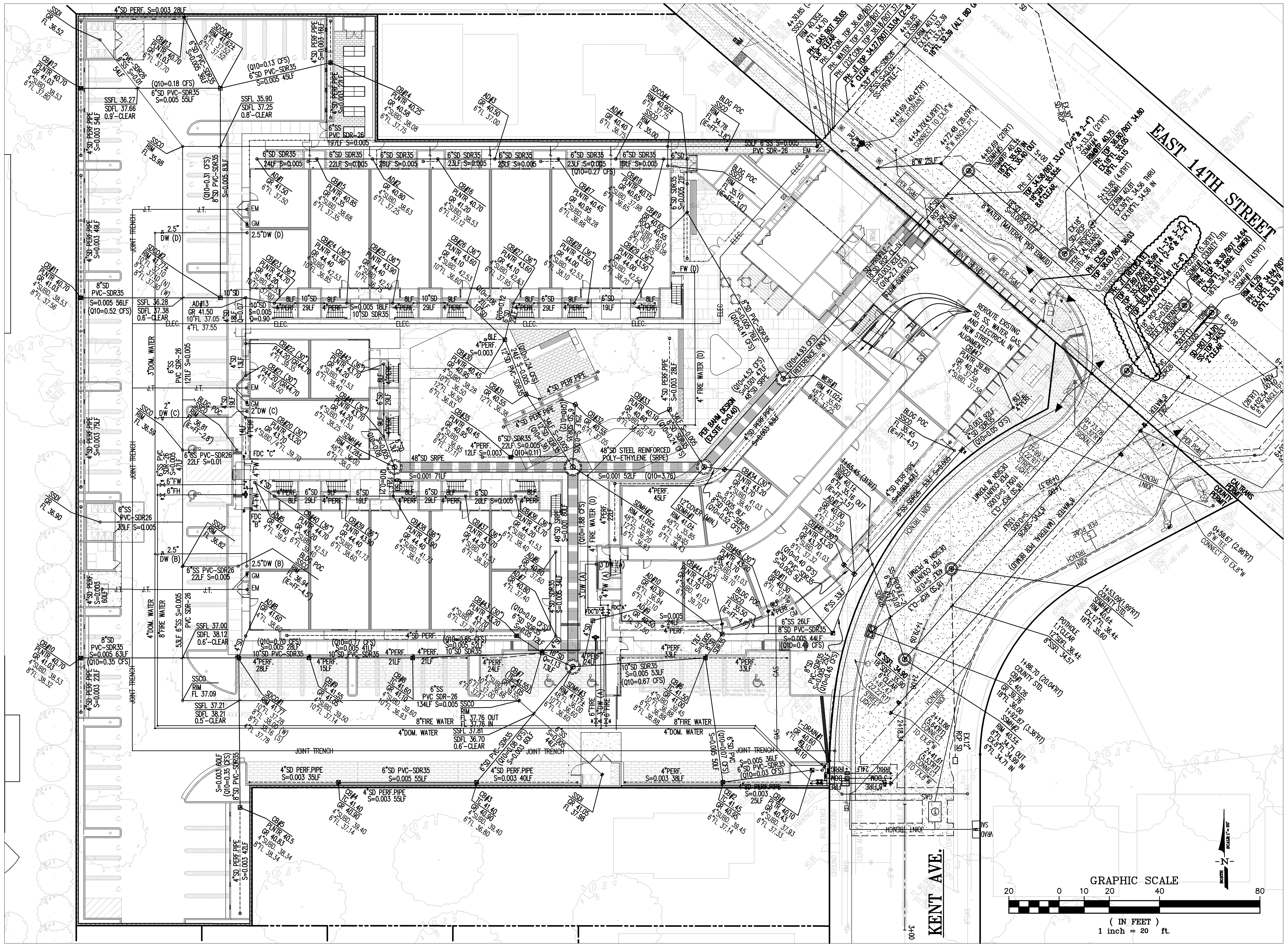
DRAWING TITLE

GRADING PLAN: CONSTRUCTION NOTES

DRAWN: STAFF CHECKED: CW
DATE: JUNE 2013 SCALE: 1"=20'
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

SHEET NUMBER: C-4.2

PLOT DATE: 10/31/2013



EBMUD FLOW TEST

BASE ELEVATION: 44
STATIC: 65 PSI
RESIDUAL (750 GPM FLOW): 64 PSI
RESIDUAL (1500 GPM FLOW): 61 PSI
PIPE SIZE: EXISTING 8-INCH MAIN

NOTE:

SEE SHEET C5.2 FOR UTILITY CONSTRUCTION NOTES

ON-SITE STORM DRAIN SCHEDULE

STRUCTURE NUMBER	MODEL	INLET INSIDE DIAMETER
CB# 20, 21, 22, 47 AD# 5, 6, 7, 8, 9	NDS PART NO. 13 GREEN ROUND GRATE ON RISER, OR EQUAL.	4" ROUND GRATE ON 4" PVC RISER
CB# 13, 14, 15, 16, 17, 18, 27, 28, 29, 36, 37, 38, 39, 40, 41 42, 44, 45 AD# 1, 2, 3, 4	NDS PART NO. 50 GREEN ROUND GRATE ON RISER, OR EQUAL.	6" ROUND GRATE ON 6" PVC RISER
CB# 19 AD# 10, 11, 12	NDS PART NO. 1050 GREEN ROUND GRATE ON RISER, OR EQUAL.	10" ROUND GRATE ON 8" PVC RISER
CB# 23, 24, 25, 26 AD# 13	NDS PART NO. 50 GREEN ROUND GRATE ON RISER, ON TEE SADDLE FITTING NDS PART DFW-6T/C, OR EQUAL.	6" ROUND GRATE ON 6" PVC RISER 10" TEE SADDLE
CB# 1, 5, 10, 11, 12 14, 32, 33, 34, 35 43, 46	US CONCRETE PRECAST CB-1212 WITH STANDARD GALVANIZED STEEL GRATE, OR EQUAL.	12" X 12"
CB# 2, 3, 4, 6, 7, 8, 9	US CONCRETE PRECAST CB-1212 WITH TRAFFIC RATED GALVANIZED STEEL GRATE, OR EQUAL.	12" X 12"
CB# 30, 31	US CONCRETE PRECAST CB-1818 WITH STANDARD GALVANIZED STEEL GRATE, OR EQUAL.	18" X 18"
SDCO# 4	CHRISTY CURB VALVE BOX (CLEANOUT) MODEL F01, WITH SOLID LID COVER MODEL F8D (MARKED "STORM"), ON RISER, OR EQUAL	8" ROUND COVER ON 6" PVC RISER
SDCO# 3	CHRISTY CURB VALVE BOX (CLEANOUT) MODEL G3, WITH SOLID LID COVER (MARKED "STORM"), ON RISER, OR EQUAL	8" ROUND COVER ON 8" PVC RISER
SDCO# 1, 2	CHRISTY CURB VALVE BOX (CLEANOUT) MODEL G8, WITH SOLID LID COVER (MARKED "STORM"), ON RISER, OR EQUAL	10" ROUND COVER ON 10" PVC RISER
SDMH# 1, 4 WEIR# 1*	OLDCASTLE MODEL 60" DIAMETER "PBU" STORM MANHOLE WITH **LOW PROFILE** "GST" COVER WITH STANDARD STEEL LID, OR EQUIVALENT.	60" DIAM.
SDMH# 3	OLDCASTLE MODEL 60" DIAMETER "PBU" STORM MANHOLE WITH **LOW PROFILE** "GST" COVER WITH H-20 STEEL LID, OR EQUIVALENT.	60" DIAM.
SDMH# 2	OLDCASTLE MODEL 72" DIAMETER "PBU" STORM MANHOLE WITH **LOW PROFILE** "GST" COVER WITH STANDARD STEEL LID, OR 60" TEE-FITTING, OR EQUIVALENT.	72" DIAM. JUNCTION MANHOLE
T-DRAIN# 1	ZURN PERMATRENCH MODEL Z-886 WITH HEAVY DUTY DUCTILE IRON HEEL-PROOF TRENCH GRATE MODEL Z-886-HPD, OR EQUAL	6" WIDE STRUCT. COMPOSITE TRENCH DRAIN

* SEE DETAILS FOR WEIR STRUCTURE INFORMATION

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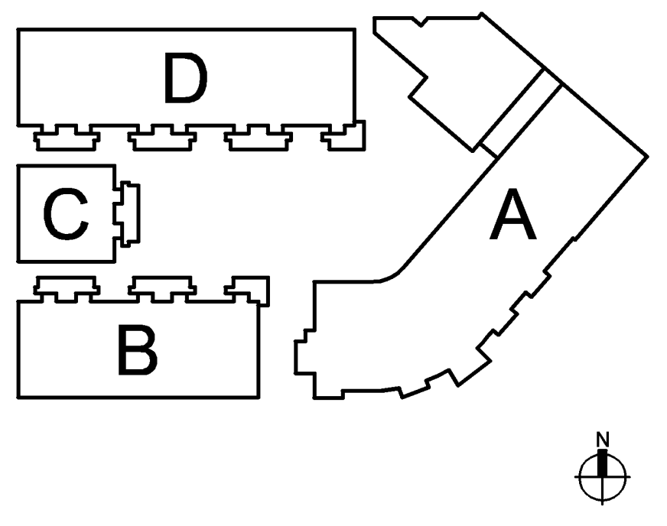
KEY PLAN

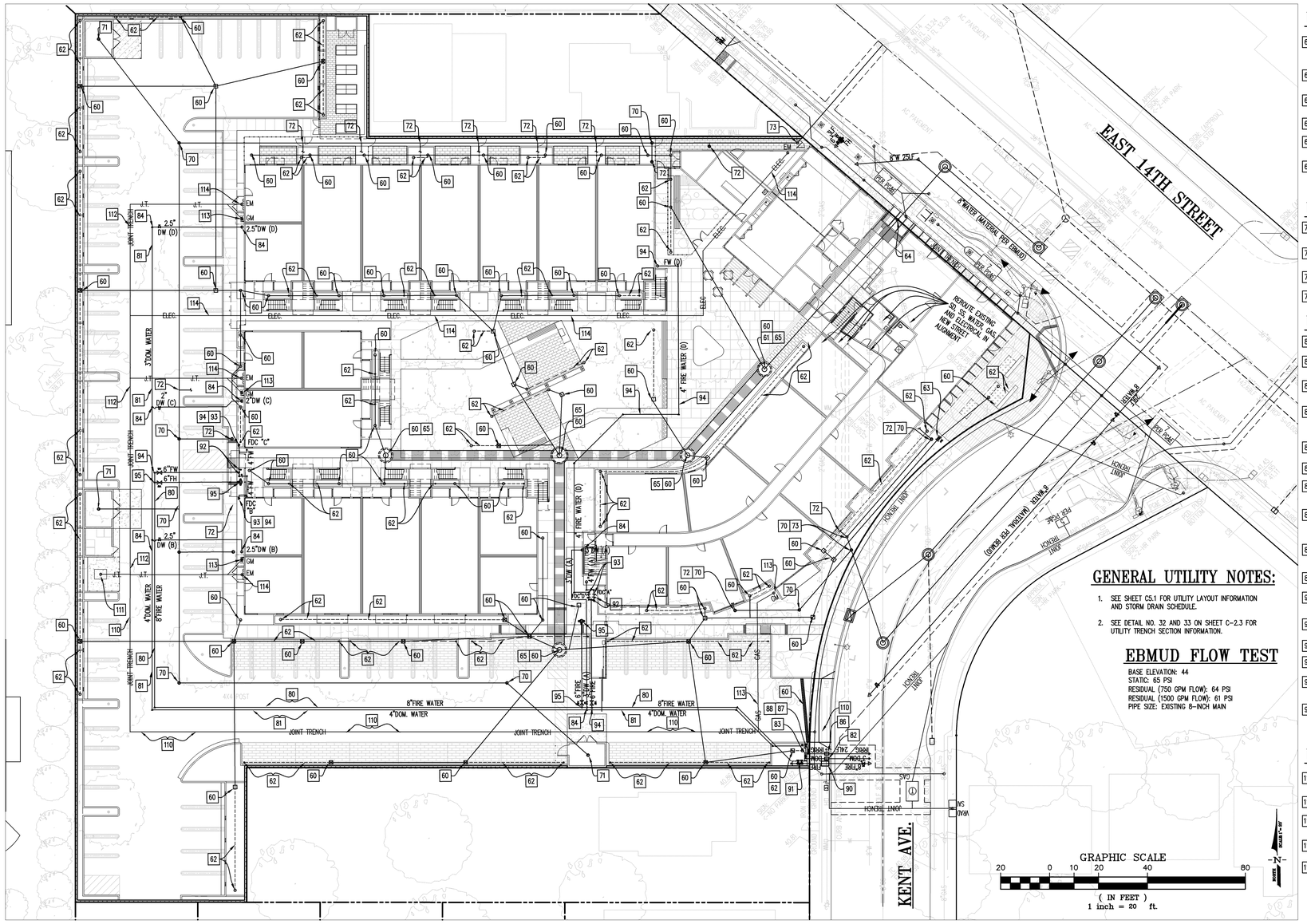


DRAWING TITLE

UTILITY PLAN: LAYOUT

DRAWN: STAFF
CHECKED: CW
DATE: JUNE 2013
SCALE: 1"=20'
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10
SHEET NUMBER: C-5.1

PLOT DATE: 10/04/2013



GENERAL UTILITY NOTES:

1. SEE SHEET C5.1 FOR UTILITY LAYOUT INFORMATION AND STORM DRAIN SCHEDULE.
2. SEE DETAIL NO. 32 AND 33 ON SHEET C-2.3 FOR UTILITY TRENCH SECTION INFORMATION.

EBMUD FLOW TEST

BASE ELEVATION: 44
STATIC: 65 PSI
RESIDUAL (750 GPM FLOW): 64 PSI
RESIDUAL (1500 GPM FLOW): 61 PSI
PIPE SIZE: EXISTING 8-INCH MAIN

UTILITY NOTES (STORM)

60 INSTALL STORM DRAIN STRUCTURE, PER STORM DRAIN SCHEDULE ON SHEET C-5.1, AND ALL ASSOCIATED UNDERGROUND STORM PIPING, PER SHEET C-5.1.

61 INSTALL WEIR FLOW CONTROL STRUCTURE PER DETAIL NO. 35, 36, & 37 ON SHEET C-2.3.

62 INSTALL BIO-RETENTION PLANTER SURFACE CLEANOUT, SWEEP, AND UNDERGROUND SUBDRAIN PIPE.

63 INSTALL STORM DRAIN CHECK VALVE.

64 CONNECT TO OFFSITE STORM LATERAL STUB OUT. SEE OFFSITE IMPROVEMENT PLANS.

65 VERIFY THAT SPECIFIED PRECAST STRUCTURE WILL ALLOW FOR MINIMAL COVER AS SHOWN. PROVIDE CAST-IN-PLACE STRUCTURE IN THE EVENT THAT A PRE-CAST STRUCTURE WILL NOT ALLOW FOR NECESSARY GRADING ELEVATIONS.

UTILITY NOTES (SEWER)

70 INSTALL SANITARY SEWER CLEANOUT AND ASSOCIATED UNDERGROUND SEWER PIPING, PER SHEET C-5.1.

71 INSTALL SANITARY SEWER DRAIN INLET AT TRASH ENCLOSURE AND ASSOCIATED UNDERGROUND SEWER PIPING, PER SHEET C-5.1.

72 CONNECT TO BUILDING POINT OF CONNECT. SEE PLUMBING PLANS.

73 CONNECT TO OFFSITE SANITARY SEWER LATERAL STUB OUT. SEE OFFSITE IMPROVEMENT PLANS.

UTILITY NOTES (WATER)

80 CONTRACTOR SHALL INSTALL PRIVATE (BEHIND METER) FIRE WATER MAIN.

81 CONTRACTOR SHALL INSTALL PRIVATE (BEHIND METER) DOMESTIC WATER MAIN.

82 CONTRACTOR SHALL CONNECT TO DOMESTIC WATER METER (AS INSTALLED BY EBMUD).

83 CONTRACTOR SHALL INSTALL DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTOR PER EBMUD STANDARD/APPROVED LEAD-FREE DOMESTIC BACKFLOW DEVICES.

84 CONTRACTOR SHALL INSTALL DOMESTIC WATER PIPE (BEHIND METER) AND CONNECT TO BUILDING POINT OF CONNECTION. SEE PLUMBING PLANS.

85 NOT USED.

86 CONTRACTOR SHALL CONNECT TO IRRIGATION WATER METER (AS INSTALLED BY EBMUD).

87 CONTRACTOR SHALL INSTALL IRRIGATION WATER REDUCED PRESSURE BACKFLOW PREVENTOR PER EBMUD STANDARD/APPROVED IRRIGATION BACKFLOW DEVICES.

88 CONTRACTOR SHALL INSTALL IRRIGATION WATER PIPE (BEHIND METER) AND CONNECT TO IRRIGATION SYSTEM POINT OF CONNECTION. SEE IRRIGATION PLANS.

89 NOT USED.

90 CONTRACTOR SHALL CONNECT TO FIRE WATER DETECTOR CHECK VALVE (AS INSTALLED BY EBMUD).

91 CONTRACTOR SHALL INSTALL FIRE WATER BACKFLOW PREVENTOR PER EBMUD STANDARD/APPROVED FIRE BACKFLOW DEVICES.

92 CONTRACTOR SHALL INSTALL POST INDICATOR VALVE.

93 CONTRACTOR SHALL INSTALL FIRE DEPARTMENT CONNECTION.

94 CONTRACTOR SHALL INSTALL FIRE WATER PIPE (BEHIND CHECK VALVE) AND CONNECT TO BUILDING POINT OF CONNECTION. SEE PLUMBING PLANS.

95 CONTRACTOR SHALL INSTALL FIRE HYDRANT & ASSOCIATED LATERAL.

UTILITY NOTES (MISC.)

110 INSTALL JOINT TRENCH PRIMARY SERVICE PER JOINT TRENCH PLANS, PER PG&E STANDARDS.

111 INSTALL TRANSFORMER PER JOINT TRENCH PLANS.

112 INSTALL JOINT TRENCH SECONDARY SERVICE PER JOINT TRENCH PLANS, PER PG&E STANDARDS.

113 INSTALL GAS LATERAL & GAS METER PER JOINT TRENCH PLANS.

114 INSTALL ELECTRICAL LATERAL & ELECTRICAL METER PER JOINT TRENCH PLANS.

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ASHLAND, CA

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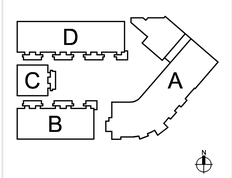
	PERMIT RESUBMITTAL	29 JULY 2013
1	BACKCHECK #1	06 SEPT. 2013
2	BACKCHECK #2	04 OCT. 2013

KEY PLAN



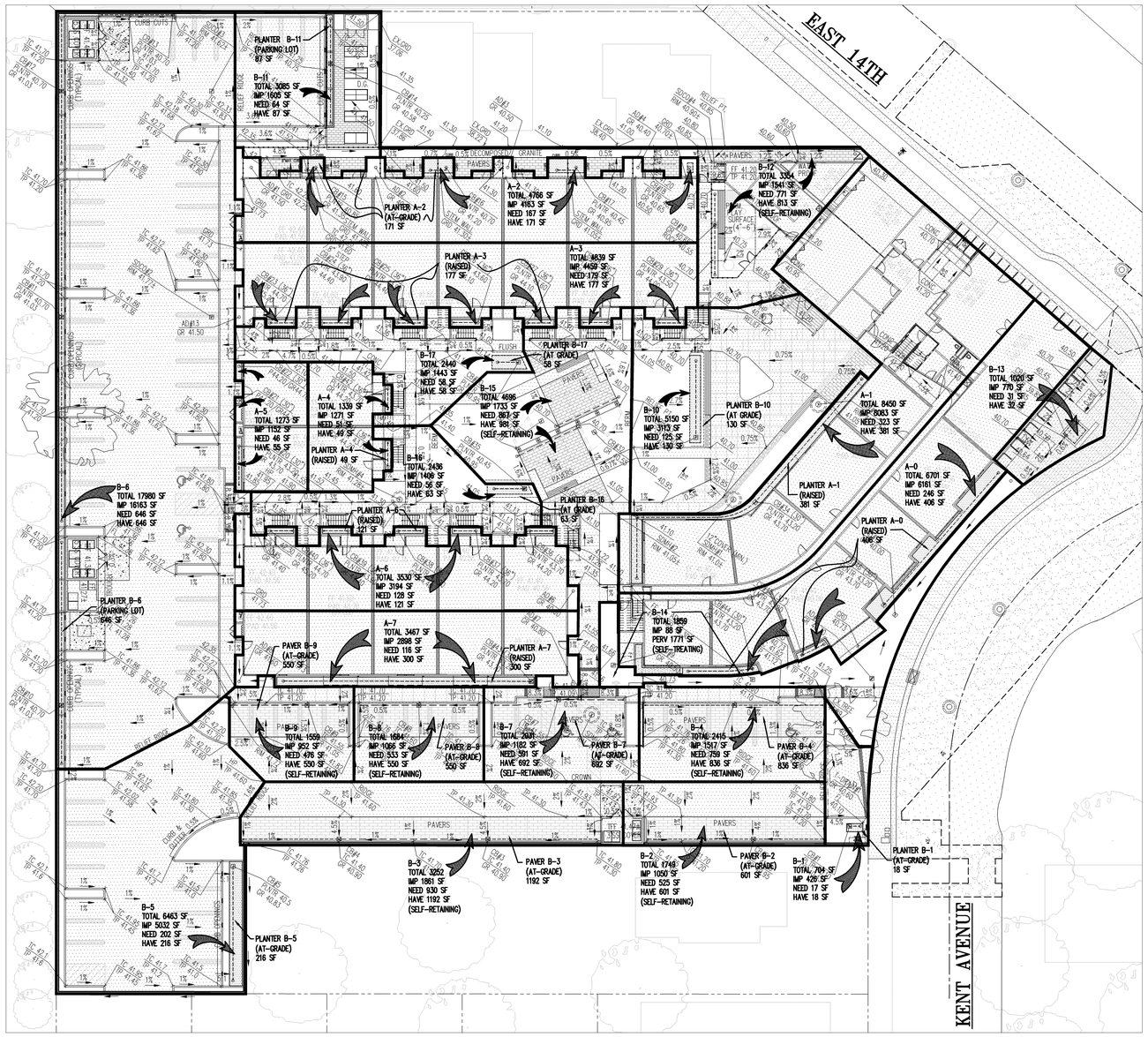
DRAWING TITLE

UTILITY PLAN: CONSTRUCTION NOTES

DRAWN: STAFF
CHECKED: CW
DATE: JUNE 2013
SCALE: 1"=20'
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

SHEET NUMBER: C-5.2

PLOT DATE: 10/04/2013



GENERAL NOTES

1. ON-SITE INLETS SHALL BE MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY".
2. ALL INTERIOR FLOOR DRAINS SHALL BE PLUMBED TO SANITARY SEWER.
3. FIRE SPRINKLER TEST WATER SHALL DISCHARGE TO LANDSCAPING (PREFERRED) OR SANITARY SEWER.
4. MISCELLANEOUS DRAIN OR WASH WATER (IE DOILER DRAIN LINES, ROOF TOP EQUIPMENT, WASH WATER) SHALL DRAIN TO SANITARY SEWER.

HYDRO-MOD NOTES:

1. MEAN ANNUAL PRECIPATION = 22.0 INCHES (PER ACFCWCD FIGURE 9)
   TIME OF CONCENTRATION = 5 MINUTES
   Q10-YEAR INTENSITY (Tc=5MIN)= 3.04 IN/HR
2. TOTAL SITE AREA = 96,269 SQUARE FEET OR 2.21 ACRES
3. EXISTING CONDITIONS:
   PERVIOUS AREA = 45,075 SQUARE FEET
   IMPERVIOUS AREA = 51,194 SQUARE FEET
   RUNOFF COEFFICIENT = 0.62
4. PROPOSED CONDITIONS:
   PERVIOUS AREA = 16,706 SQUARE FEET
   IMPERVIOUS AREA = 79,563 SQUARE FEET
   RUNOFF COEFFICIENT = 0.80
5. HYDROMODIFICATION DESIGN BASED ON BAY AREA HYDROGRAPH MODEL (BAHM) PROGRAM. STORM WATER RETENTION SYSTEM BASED ON ABOVE VALUES, SITE DESIGN CONTRAINTS, AND RESULTS IN THE RETENTION BASIN PIPE SHOWN ON THE UTILITY PLANS.

C.3 CALCULATION TABLE

SIZING FACTOR (Sf) [PLANTER]=0.04 OF IMPERVIOUS AREA PER ALAMEDA COUNTY WIDE CLEAN WATER PROGRAM PUBLICATION: "C.3 STORMWATER TREATMENT GUIDANCE" OCTOBER 19, 2010 VERSION 2.1

DRAINAGE AREA#	TOTAL AREA S.F.	IMPERVIOUS AREA S.F.	Sf	MIN. IMP S.F.	DESIGN IMP S.F.	TREATMENT METHOD
A-0	6701	6161	0.04	246	406	PLANTER #A-0
A-1	8450	8083	0.04	323	381	PLANTER #A-1
A-2	4766	4163	0.04	167	171	PLANTER #A-2
A-3	4839	4459	0.04	179	177*	PLANTER #A-3
A-4	1339	1271	0.04	51	49*	PLANTER #A-4
A-5	1273	1152	0.04	46	53	PLANTER #A-5
A-6	3530	3194	0.04	128	121*	PLANTER #A-6
A-7	3467	2898	0.04	116	300	PLANTER #A-7
A-8	4666	2983	0.04	120	153	PLANTER #A-8
A-9	1366	811	0.04	33	35	PLANTER #A-9
A-10	2933	1974	0.04	79	80	PLANTER #A-10
B-1	704	426	0.04	17	18	PLANTER #B-1
B-2	1671	1466	0.04	59	61	PLANTER #B-2
B-5	6463	5032	0.04	202	216	PLANTER #B-5
B-6	17980	16163	0.04	646	646	PLANTER #B-6
B-10	5150	3113	0.04	125	130	PLANTER #B-10
B-11	3085	1605	0.04	64	87	PLANTER #B-11
B-13	1020	770	0.04	31	32	PLANTER #B-13
B-16	2436	1406	0.04	56	63	PLANTER #B-16
B-17	2440	1443	0.04	58	58	PLANTER #B-17

* LIMITED BY ARCHITECTURAL DESIGN CONSIDERATIONS

SELF-RETAINING/TREATING AREAS

DRAINAGE AREA	TOTAL DRAINAGE AREA S.F.	IMPERVIOUS AREA S.F.	SELF-RET. (SELF-TREAT.)* AREA S.F.	RATIO IMPERVIOUS TO PERVIOUS AREA	RATIO LESS THAN 2:1? (< 5%)*	ROCK STORAGE DEPTH [1"CAPTURE]
B-2	1749	1050	601	1.75:1	YES	7.3"
B-3	3252	1861	1192	1.56:1	YES	6.8"
B-4	2415	1517	836	1.81:1	YES	7.3"
B-7	2031	1182	692	1.71:1	YES	7.3"
B-8	1684	1066	550	1.94:1	YES	7.7"
B-9	1559	952	550	1.73:1	YES	7.1"
B-12	3354	1541	813	1.90:1	YES	10.3"
(B-14)*	1859	88	(1771)*	(0.047:1)*	(YES)*	(N/A)*
B-15	4696	1733	981	1.77:1	YES	12.0"

* SELF-TREATING DRAINAGE MANAGEMENT AREA

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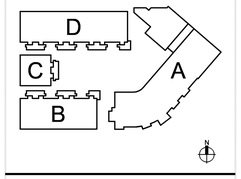
KEY PLAN



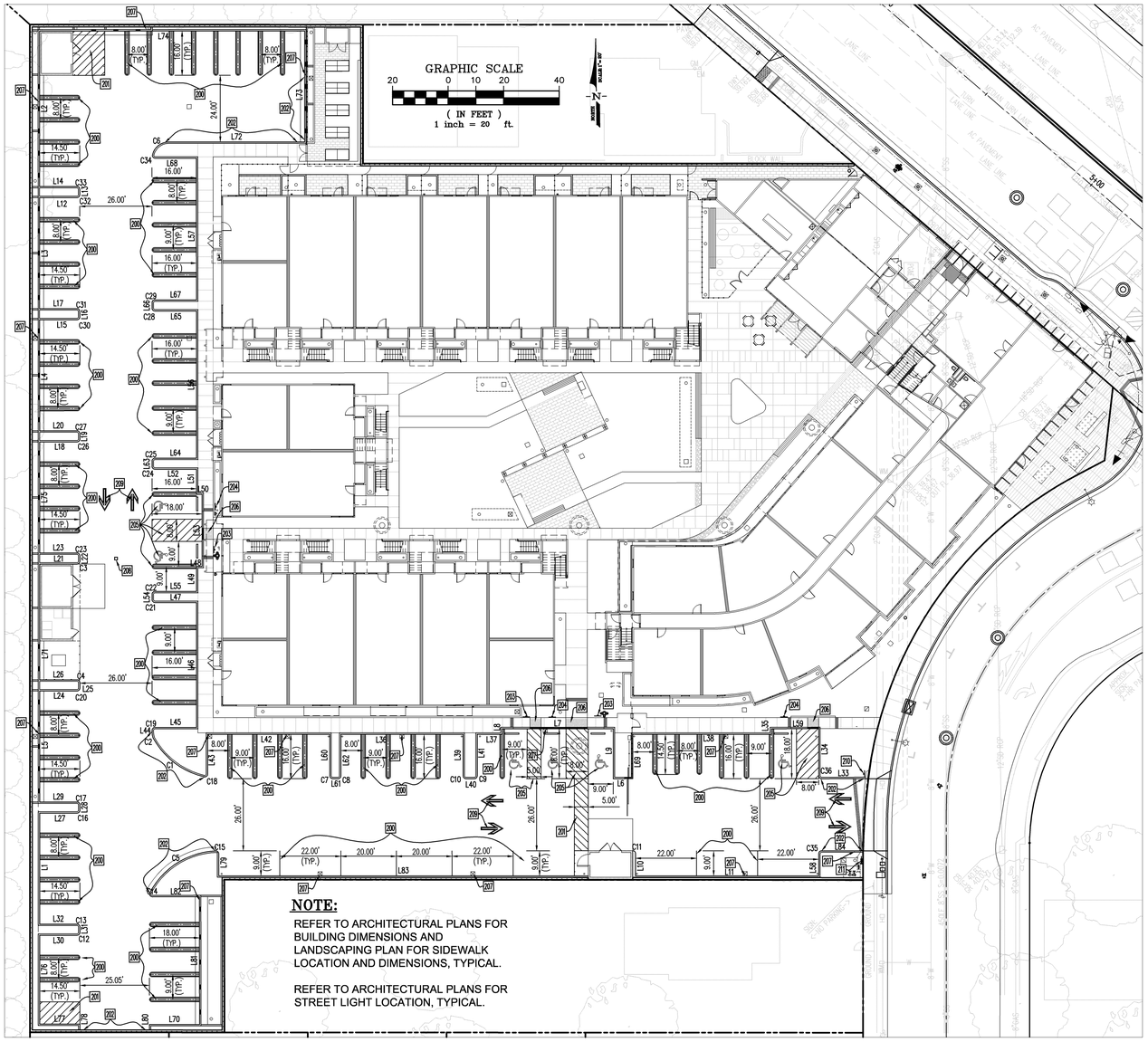
DRAWING TITLE

STORMWATER TREATMENT PLAN

DRAWN: STAFF CHECKED: CW
DATE: JUNE 2013 SCALE: 1"=20'
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

SHEET NUMBER: C-6

PLOT DATE: 10/04/2013



LINE & CURVE DATA TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00	N00°40'58"E
L2	56.00	N00°40'58"E
L3	40.00	N00°40'58"E
L4	40.00	N00°40'58"E
L5	40.00	N00°40'58"E
L6	4.09	N89°19'02"W
L7	40.00	N89°19'02"W
L8	2.00	S00°40'58"W
L9	18.00	S00°40'58"W
L10	8.06	N00°40'58"E
L11	66.00	N89°19'02"W
L12	13.50	N89°19'03"W
L13	2.00	S00°40'58"W
L14	13.50	S89°19'03"E
L15	13.50	N89°19'03"W
L16	2.00	S00°40'58"W
L17	13.50	S89°19'03"E
L18	13.50	N89°19'03"W
L19	2.00	S00°40'58"W
L20	13.50	S89°19'03"E
L21	13.50	N89°19'03"W
L22	2.00	S00°40'58"W
L23	13.50	S89°19'03"E
L24	13.50	N89°19'03"W
L25	2.00	S00°40'58"W
L26	13.50	S89°19'03"E
L27	13.50	N89°19'03"W
L28	2.00	S00°40'58"W
L29	13.50	S89°19'03"E
L30	13.50	N89°19'03"W
L31	2.00	S00°40'58"W
L32	13.50	S89°19'03"E
L33	15.80	S89°19'02"E
L34	17.00	S00°40'58"W
L35	2.00	N00°40'58"E
L36	44.00	N89°19'02"W
L37	8.93	N89°19'02"W
L38	50.00	S89°19'02"E
L39	15.00	N00°40'57"E
L40	3.08	N89°19'02"W
L41	15.00	S00°40'57"W
L42	44.00	N89°19'02"W
L43	14.32	N00°40'58"E
L44	0.87	S00°40'58"W
L45	15.00	N89°19'02"W
L46	45.00	S00°40'58"W
L47	15.00	S89°19'01"E
L48	2.00	S89°19'02"E
L49	9.00	S00°40'58"W
L50	2.00	S89°19'02"E
L51	9.00	S00°40'58"W
L52	15.00	S89°19'01"E
L53	26.00	S00°40'58"W
L54	2.00	S00°40'58"W
L55	15.00	N89°19'01"W
L56	53.00	S00°41'01"W
L57	51.00	S00°40'51"W
L58	8.00	S00°43'11"W
L59	17.00	S89°19'02"E
L60	15.00	N00°40'57"E
L61	2.00	N89°19'02"W
L62	15.00	S00°40'57"W
L63	2.00	S00°40'58"W
L64	15.00	N89°19'01"W
L65	15.00	S89°19'01"E
L66	2.00	S00°40'58"W
L67	15.00	N89°19'01"W
L68	14.86	S89°19'02"E
L69	16.00	S00°40'58"W
L70	18.05	N89°19'02"W
L71	41.68	N00°41'03"E
L72	48.99	N89°19'02"W
L73	40.00	N00°40'58"E
L74	95.50	S89°19'02"E
L75	40.00	N00°40'58"E
L76	32.00	N00°40'58"E
L77	14.50	N89°19'03"W
L78	2.13	N00°40'59"E
L79	7.98	N00°40'58"E
L80	2.00	S00°41'04"W
L81	46.00	S00°40'58"W
L82	16.98	S89°19'02"E
L83	133.08	N89°19'02"W
L84	14.78	S89°19'02"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.85	28.00	48°47'52"
C2	1.94	5.15	21°37'20"
C3	1.57	1.00	89°59'59"
C4	1.57	1.00	90°00'01"
C5	29.47	28.00	60°17'56"
C6	8.03	6.00	76°41'38"
C7	1.57	1.00	89°59'59"
C8	1.57	1.00	90°00'01"
C9	1.57	1.00	90°00'01"
C10	1.57	1.00	89°59'59"
C11	1.57	1.00	90°00'00"
C12	1.57	1.00	89°59'59"
C13	1.57	1.00	90°00'01"
C14	2.05	1.00	117°34'42"
C15	1.61	1.00	92°07'21"
C16	1.57	1.00	89°59'59"
C17	1.57	1.00	90°00'01"
C18	1.79	1.00	102°50'41"
C19	1.57	1.00	90°00'00"
C20	1.57	1.00	89°59'59"
C21	1.57	1.00	89°59'59"
C22	1.57	1.00	90°00'01"
C23	1.57	1.00	90°00'01"
C24	1.57	1.00	89°59'59"
C25	1.57	1.00	90°00'01"
C26	1.57	1.00	89°59'59"
C27	1.57	1.00	90°00'01"
C28	1.57	1.00	89°59'59"
C29	1.57	1.00	90°00'01"
C30	1.57	1.00	89°59'59"
C31	1.57	1.00	90°00'01"
C32	1.57	1.00	89°59'59"
C33	1.57	1.00	90°00'01"
C34	1.80	1.00	103°18'22"
C35	1.57	1.00	89°57'47"
C36	1.57	1.00	90°00'00"

GENERAL NOTES:

1. ALL SIGNING AND STRIPING INSTALLATIONS SHALL CONFORM TO THE LATEST EDITIONS OF THE CALTRANS STANDARD SPECIFICATIONS, STANDARD PLANS AND TRAFFIC MANUAL.
2. TRAFFIC SIGNS SHALL BE ENGINEERING GRADE REFLECTIVE SHEETING OVER 0.080 ALUMINUM. STOP SIGNS (R1) SHALL BE 30"X30". SPEED LIMIT SIGNS (R2) SHALL BE 24"X30" UNLESS OTHERWISE NOTED. ALL INSTALLATIONS SHALL BE WITH VANDAL-PROOF HARDWARE.
3. PAVEMENT MARKINGS SHALL BE PAINT.
4. RED CURB SHALL BE PROVIDED AT GRADE ON EACH SIDE OF THE FIRE ACCESS ROAD AND SUFFICIENT GLASS BEADS SHALL BE ADDED TO THE RED PAINT TO PROVIDE VISIBILITY AT NIGHT FOR FIRE TRUCK ACCESS.
5. ONSITE STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY," OR EQUIVALENT.

STRIPING NOTES:

200 INSTALL 4" WIDE WHITE PAINT(2 COATS) PARKING STRIPE AND I.D. PER DETAIL NO. 39 SHOWN ON SHEET C-2.3

201 PAINT PAVEMENT WITH 4" WHITE DIAGONAL STRIPES 36" ON CENTER.

202 PAINT RED CURB COLOR WITH WHITE LETTER FACE UP "NO PARKING, FIRE LANE". REFER TO ARCHITECTURAL PLANS FOR COLOR SELECTION.

203 INSTALL ACCESS PARKING SIGN PER DETAIL NO. 41 SHOWN ON SHEET C-2.3.

204 INSTALL ACCESS PARKING SIGN WITH VAN ACCESSIBLE SUB PLATE PER DETAIL NO. 42 SHOWN ON SHEET C-2.3.

205 INSTALL ACCESS PARKING STRIPING AND SYMBOL PER DETAIL NO. 40 ON SHEET C-2.3.

206 INSTALL TRUNCATED DOMES PER DETAIL NO. 45 ON SHEET C-2.3.

207 INSTALL STORM DRAIN INLET MARKER "MEDALLION" PER CALTRANS STANDARD DETAIL "D71" PER DETAIL NO. 44 AS SHOWN ON SHEET C-2.3.

208 INSTALL BLUE REFLECTIVE MARKER AT CENTERLINE PERPENDICULAR TO FIRE HYDRANT LOCATION, AS SHOWN.

209 INSTALL PAINTED ARROW PER ARCHITECTURAL PLANS.

210 INSTALL ENTRANCE SIGN AT ENTRY PER DETAIL NO. 43 SHOWN ON SHEET C-2.3.

211 INSTALL R-1 "STOP" SIGN PER MUTCD STANDARDS DETAILS.

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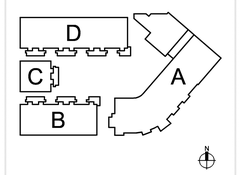


DRAWING TITLE

DIMENSIONAL & STRIPING PLAN

DRAWN: STAFF CHECKED: CW
DATE: JUNE 2013 SCALE: 1"=20'
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

SHEET NUMBER: C-7

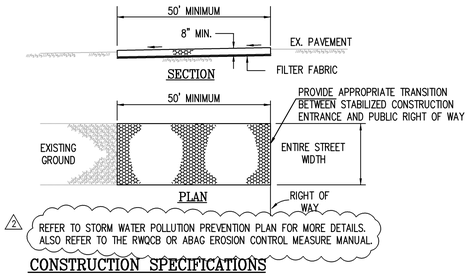
PLOT DATE: 10/04/2013

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "EROSION CONTROL" AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE COUNTY ENGINEER DURING THE ENTIRE CONSTRUCTION PERIOD. 2
2. THE CONTRACTOR SHALL PLACE COARSE DRAIN ROCK AS A GRAVEL ROADWAY (8" MIN. THICK FOR THE FULL WIDTH AND 50' LONG) AT EACH ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE COUNTY INSPECTOR. 2
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE COUNTY ENGINEER. 2
4. DURING THE ENTIRE CONSTRUCTION PERIOD, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
5. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RE-SUBMITTED FOR COUNTY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY. 2
6. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE ENTIRE CONSTRUCTION PERIOD.
7. ANY SEDIMENT BASINS SHALL BE CLEARED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
8. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER. 2
9. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBACK FLOW.
10. THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE COUNTY. 2
11. HYDROSEED ALL CUT AND FILL SLOPES WHICH ARE STEEPER THAN 5% WITH THE FOLLOWING (VOLUMES SHOWN ARE PER ACRE OF SLOPE):

FERTILIZER:	500 LBS. 16-6-8
SEED:	60 LBS. BLANDO BROME GRASS
	60 LBS. ANNUAL RYE GRASS
	30 LBS. ROSE CLOVER
CHEMICAL TACKIFIER	2000 LBS. WOOD CELLULOSE
	30 LBS. ORGANIC BINDER

12. TO CONTROL EROSION WITHIN THE STREET RIGHT-OF-WAY, FIBER ROLLS, SANDBAGS, EARTH BERMS OR OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN ALL UNPAVED STREETS DURING THE ENTIRE CONSTRUCTION PERIOD. THESE ROLLS OF FIBER SHALL BE PLACED AS SHOWN ON PLAN OR AS REQUIRED BY THE CITY ENGINEER (SEE FIBER ROLL DETAIL, THIS SHEET). THE ROLLS SHALL BE SECURELY ANCHORED IN PLACED BY STAKES OR REBARS DRIVEN THROUGH THE ROLLS WITH THE FIRST STAKE IN EACH ROLL ANGLED TOWARD THE PREVIOUSLY LAID ROLL TO FORCE THEM TOGETHER. THE ROLLS SHALL BE MAINTAINED IN GOOD CONDITION FOR THE ENTIRE CONSTRUCTION PERIOD UNTIL THE STREET IS PAVED. ROLLS OF FIBER OR OTHER SUITABLE MATERIALS SHALL BE USED TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ANY PARTIALLY COMPLETED STORM DRAIN SYSTEM.
13. TO MINIMIZE STORM WATER RUNOFF FROM THE SITE, FIBER ROLLS SHALL BE CONSTRUCTED ON EACH PAD AS IT IS GRADED. THE FIBER ROLLS SHALL BE 1-FOOT MINIMUM IN HEIGHT AND PLACED SO THE STORM WATER FALLING ONTO THE PAD AREA AND THE SURROUNDING UPHILL BANKS WILL BE TRAPPED ON THE PAD. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING THE ROLLS ON EACH PAD DURING THE ENTIRE CONSTRUCTION PERIOD AND MAINTAINING THEM IN GOOD CONDITION UNTIL THE BUILDING CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE REQUIREMENTS REGARDING PAD MOISTURE CONTENT, COMPACTION, AND ALL OTHER CONDITIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE ENBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
15. CONTRACTOR IS RESPONSIBLE FOR ALL AGENCY EROSION CONTROL PLANS AND PAPERWORK AND IS RESPONSIBLE FOR ALL CLOSURES OF THESE FILINGS.
16. ALL GRADED OR DISTURBED AREAS THAT WILL BE IDLE DURING THE RAINY SEASON SHALL BE MULCHED AT THE MINIMUM RATE OF TWO TONS PER ACRE.
17. CONTRACTOR TO REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROL MEASURES DURING CONSTRUCTION.

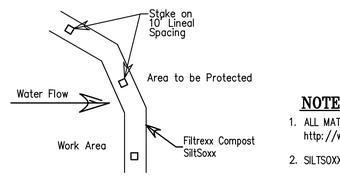


CONSTRUCTION SPECIFICATIONS

1. CONSTRUCTION AND MAINTENANCE OF THE COMPOST FILTER SOCK CAN BE FOUND AT WWW.TOPSPRAY.COM/EROSIONCONTROL/FILTERSOXX153/TABID/155/DEFAULT.ASPX
2. THE MATERIAL FOR CONSTRUCTION SHALL BE 3 TO 4 INCH ROCK.
3. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
4. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
5. WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
6. WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

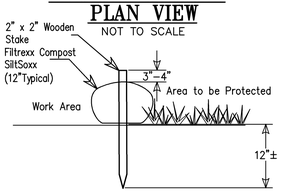
CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



Filtrexx SiltSoxx PLAN VIEW

NOT TO SCALE

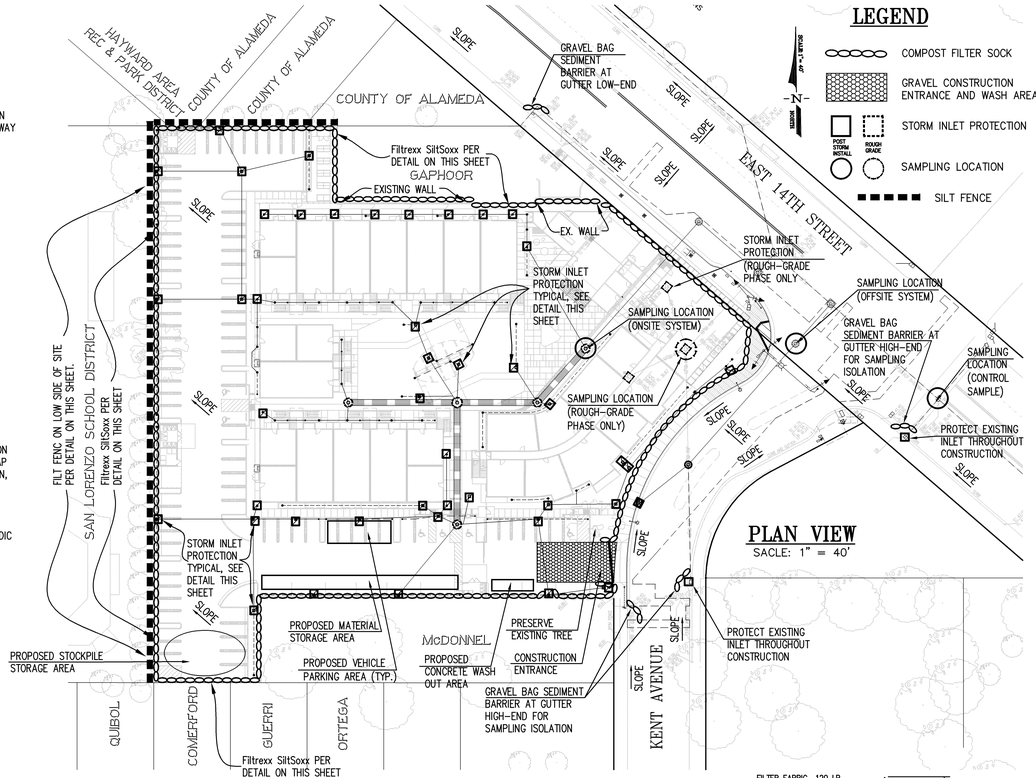


Filtrexx SiltSoxx SECTION

NOT TO SCALE

NOTES:

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS. SPECIFICATION CAN BE FOUND AT http://www.filtrexx.com/4.1.1%20SWPPP%20-%20SiltSoxx.pdf
2. SILTSOXX COMPOST TO MEET APPLICATION REQUIREMENTS.
3. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
5. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1".
6. INLET FILTER GRATE SHALL BE MADE OF #3 RE-BARS, CRISS CROSSED AT 6"(WELDED OR TIED TOGETHER WITH WIRE) OR A PLATE WITH A MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
7. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE-WRAPS(BEND OVER).
8. FILTERS SHALL BE INSPECTED WEEKLY AND BEFORE AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY FUNCTIONING OF FILTER SYSTEM.

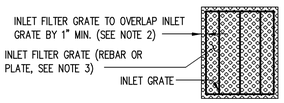


PLAN VIEW

SACLE: 1" = 40'

LEGEND

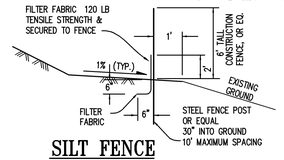
- COMPOST FILTER SOCK
- GRAVEL CONSTRUCTION ENTRANCE AND WASH AREA
- STORM INLET PROTECTION (POST STORM INSTALL / ROUGH GRADE)
- SAMPLING LOCATION
- SILT FENCE



INLET PROTECTION DETAIL

(ALL AREAS)

NOT TO SCALE



SILT FENCE

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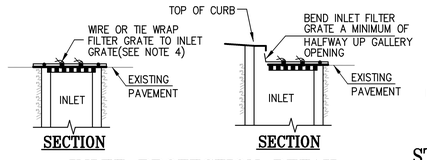

INLET PROTECTION DETAIL

(PAVED AREAS)

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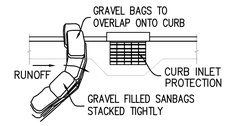

STREET GUTTER BARRIER

NOT TO SCALE

KAVA
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510.644.1920
WWW.KAVAMASSIHARCHITECTS.COM

SEAL & SIGNATURE

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER JAMES WOOD No. C72184 CIVIL STATE OF CALIFORNIA

CONSULTANTS

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VerTech Engineering, Inc.
383 Rio Linda Ave. #200 - Chico, CA 95926
390 Broad Street - San Luis Obispo, CA 93405
530.899.8716

CIVIL ENGINEER
LUK ASSOCIATES
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415.464.0150

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PLUMBING DESIGN / BUILD
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San Leandro, CA 94577
510.483.0500

AGENCY APPROVAL

rcd
Creating & Preserving Affordable Housing
Resources for Community Development

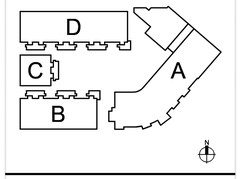
ASHLAND FAMILY HOUSING

KENT AVE. AND E. 14TH STREET
ASHLAND, CA

REVISIONS

	ISSUANCE	DAY MONTH 2013
	PERMIT RESUBMITTAL	29 JULY 2013
1	BACKCHECK #1	06 SEPT. 2013
2	BACKCHECK #2	04 OCT. 2013

KEY PLAN



DRAWING TITLE

EROSION CONTROL PLAN

DRAWN: STAFF CHECKED: CW
DATE: JUNE 2013 SCALE: 1"=40'
KMA PROJECT NO.: 1020
LUK PROJECT NO.: 10019A10

SHEET NUMBER: C-8

PLOT DATE: 10/04/2013