

LEGEND

	FLOW-THROUGH PLANTER TREATMENT AREA
	LANDSCAPE
	ROOF OR PODIUM (REPLACED IMPERVIOUS AREA)

STORMWATER COMPLIANCE DATA
 PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, TRANSPORT-ORIENTED DEVELOPMENT PROJECTS ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOLIMITERS OR VALU-T-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY C SPECIAL PROJECT (TRANSPORT-ORIENTED DEVELOPMENT) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 75% AS DESCRIBED BELOW.

- SPECIAL PROJECT CATEGORY "C"
- IS THE PROJECT LOCATED WITHIN A 1/2 MILE OF AN EXISTING TRANSIT HUB? YES, THE PROJECT IS WITHIN A 1/2 MILE OF THE 12TH STREET BART STATION.
 - IS THE PROJECT CHARACTERIZED AS A NON-AUTO-RELATED PROJECT? YES, IS A MIXED USE DEVELOPMENT.
 - DOES THE PROJECT HAVE A MINIMUM DENSITY OF 25 DWELLING UNITS PER ACRE? YES, THE PROJECT HAS A DENSITY OF 196 DU/1.27 ACRES = 156 DU/ACRE.

LOCATION CREDIT
 25% TREATMENT REDUCTION CREDIT WITHIN A 1/2 MILE OF A TRANSIT HUB.

DENSITY CREDIT
 30% TREATMENT REDUCTION CREDIT FOR A DENSITY GREATER THAN 100 DWELLING UNITS PER ACRE.

MINIMIZED SURFACE PARKING CREDIT
 20% TREATMENT REDUCTION CREDIT FOR NOT HAVING SURFACE PARKING.

STORMWATER TREATMENT AREA DATA

TOTAL LID TREATMENT REDUCTION CREDIT	= 75%
TOTAL IMPERVIOUS AREA	= 47,228 SF
AREA ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (STORMFILTER MANHOLE)	= 35,421 SF
MINIMUM AREA REQUIRED TO BE TREATED W/ LID TREATMENT MEASURES (FLOW-THROUGH PLANTERS)	= 11,807 SF
PROPOSED AREA TREATED W/ LID TREATMENT MEASURES (FLOW-THROUGH PLANTERS)	= 15,288 SF

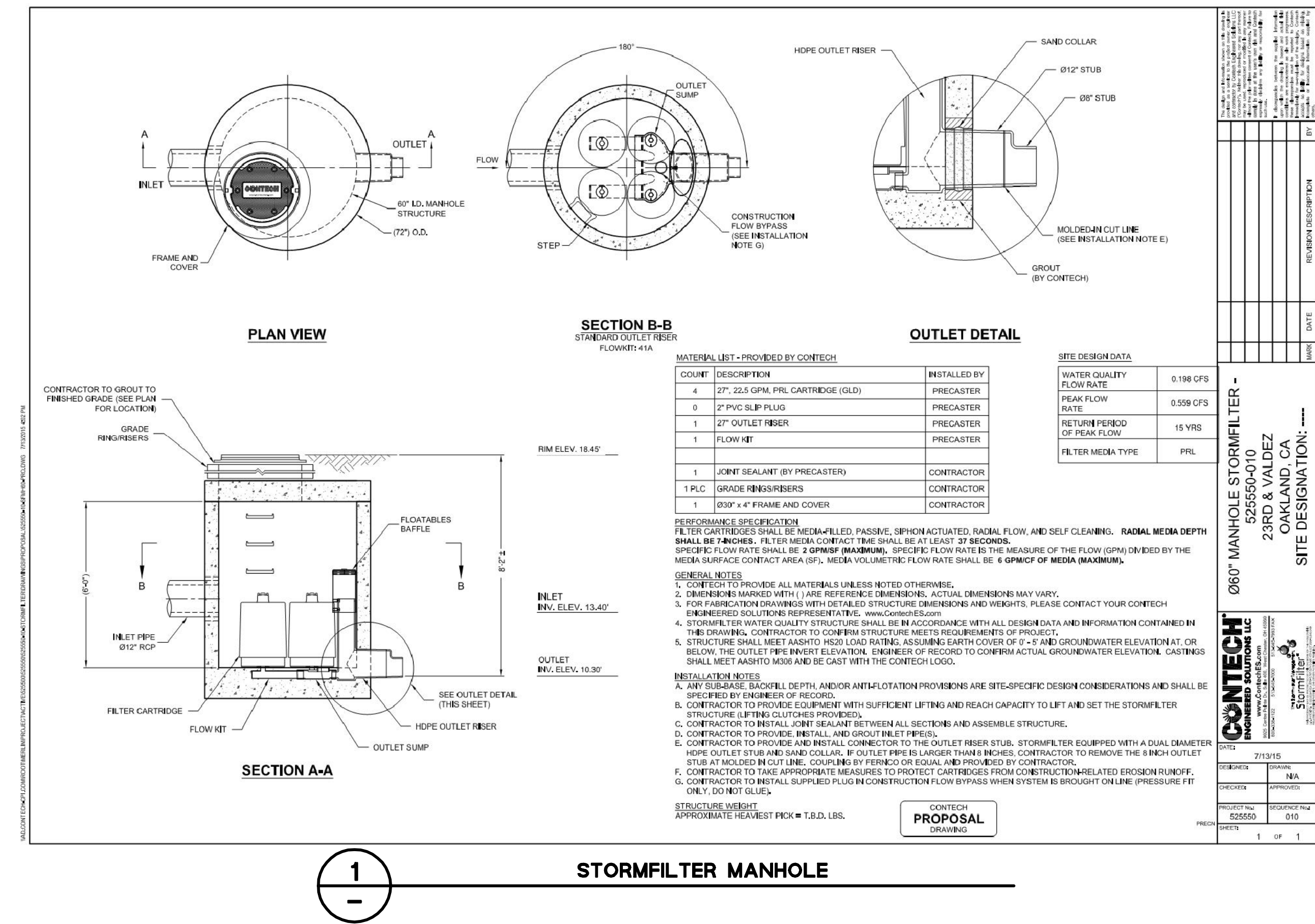
Site Design Measure	Tributary Areas	Treatment Area (sf)	Sizing Factor	Area Required (sf)	Area Provided (sf)	Excess Area Provided (sf)
FTP-1	DMA-1	2,041	0.04	82	106	24
FTP-2	DMA-2	1,794	0.04	72	90	18
FTP-3	DMA-3	938	0.04	38	86	48
FTP-4	DMA-4	2,266	0.04	91	93	2
FTP-5	DMA-5	3,169	0.04	127	173	46
FTP-6	DMA-6	3,945	0.04	158	199	41
FTP-7	DMA-7	1,135	0.04	45	131	86
Total LID Treated Area		15,288				

Storm Filter Sizing Chart

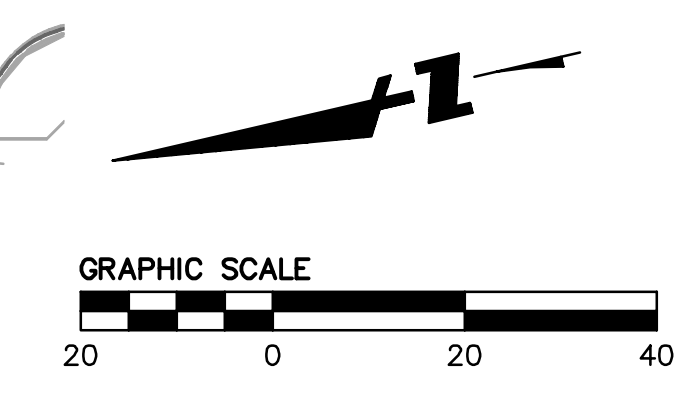
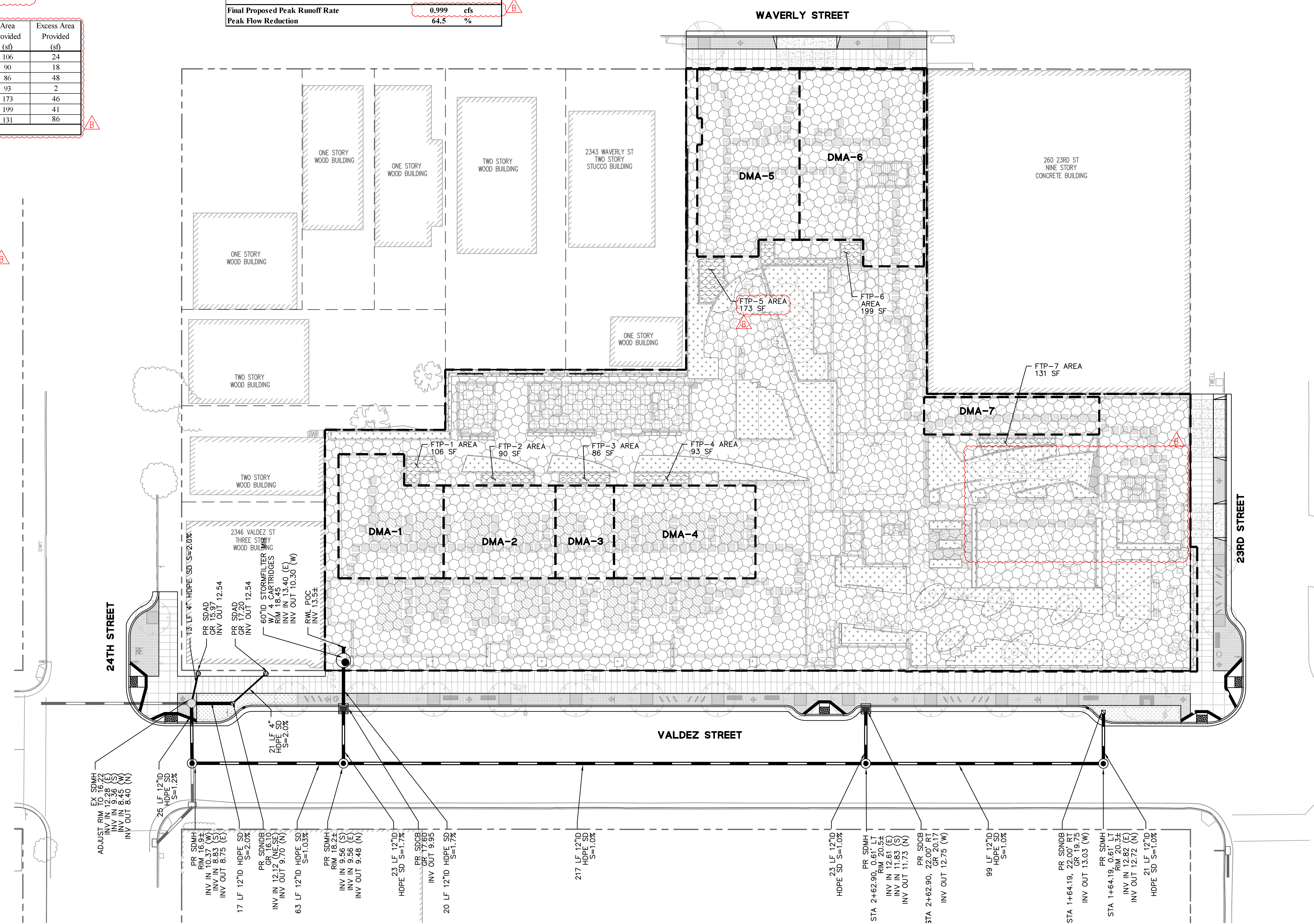
StormFilter ID	SF-1
Total Area	55,129 SF
Total Area	1.27 Acres
Pervious Area	7,901 SF
Pervious Area Runoff Coefficient	0.10
Impervious Area	47,228 SF
Impervious Runoff Coefficient	0.90
% Impervious	86 %
Weighted C Factor	0.79
Intensity	0.20 in/hr
Water Quality Flow Rate	0.199 cfs
Water Quality Flow Rate	89 gpm
27" Cartridge Flow Capacity	22.5 gpm
# of Cartridges	4 units
Manhole Structure Size	72"

PEAK FLOW REDUCTION

Existing Conditions:			
Site Area	1.27	acres	
Runoff Coefficient	0.90		
Time of Concentration	10	minutes	
Rainfall Intensity	2.47	in/hr	
Existing Peak runoff	2.813	cfs	
Proposed Conditions:			
Site Area	1.27	acres	
Weighted Runoff Coefficient	0.79		
Time of Concentration (tc)	10	minutes	
Rainfall Intensity	2.47	in/hr	
Proposed Peak Runoff (before cistern)	2.455	cfs	
Hydrograph Duration (Existing & Proposed):			
Rising Limb (tc)	10	minutes	
Falling Limb (2tc)	20	minutes	
Duration (3tc)	30	minutes	
Triangular Hydrograph, Existing Peak Flow:			
Volume	2,532	ft ³	
Triangular Hydrograph, Proposed Peak Flow:			
Volume	2,209	ft ³	
Cistern Capacity	4,900	gallons	
Number of Cisterns	2		
Total Cistern Capacity	9,800	gallons	
	1,310	ft ³	
Triangular Hydrograph, Peak Flow Reduction:			
Reduction in Volume	1,310	ft ³	
Reduction in Proposed Peak Flow	1.456	cfs	
Final Proposed Peak Runoff Rate			
Peak Flow Reduction	0.999	cfs	
	64.5	%	



1 - STORMFILTER MANHOLE



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 OAKLAND, CA 94612
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 20 SUNNYSIDE AVE. SUITE B
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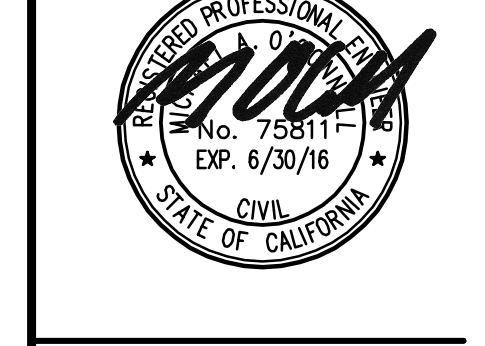
23RD AND VALDEZ (ALTA WAVERLY)
 2302 VALDEZ STREET, OAKLAND, CA 94612

REVISION SCHEDULE

NO.	ISSUE	DATE
60%	DD	06/12/2015
100%	DD	07/17/2015
50%	CD	09/14/2015
(DRAFT PERMIT SET)		
	PERMIT SET	10/12/2015
80%	CD / GMP	10/12/2015
A. PRELIMINARY DESIGN 03/23/2016		
B. PRELIMINARY DESIGN 03/23/2016		

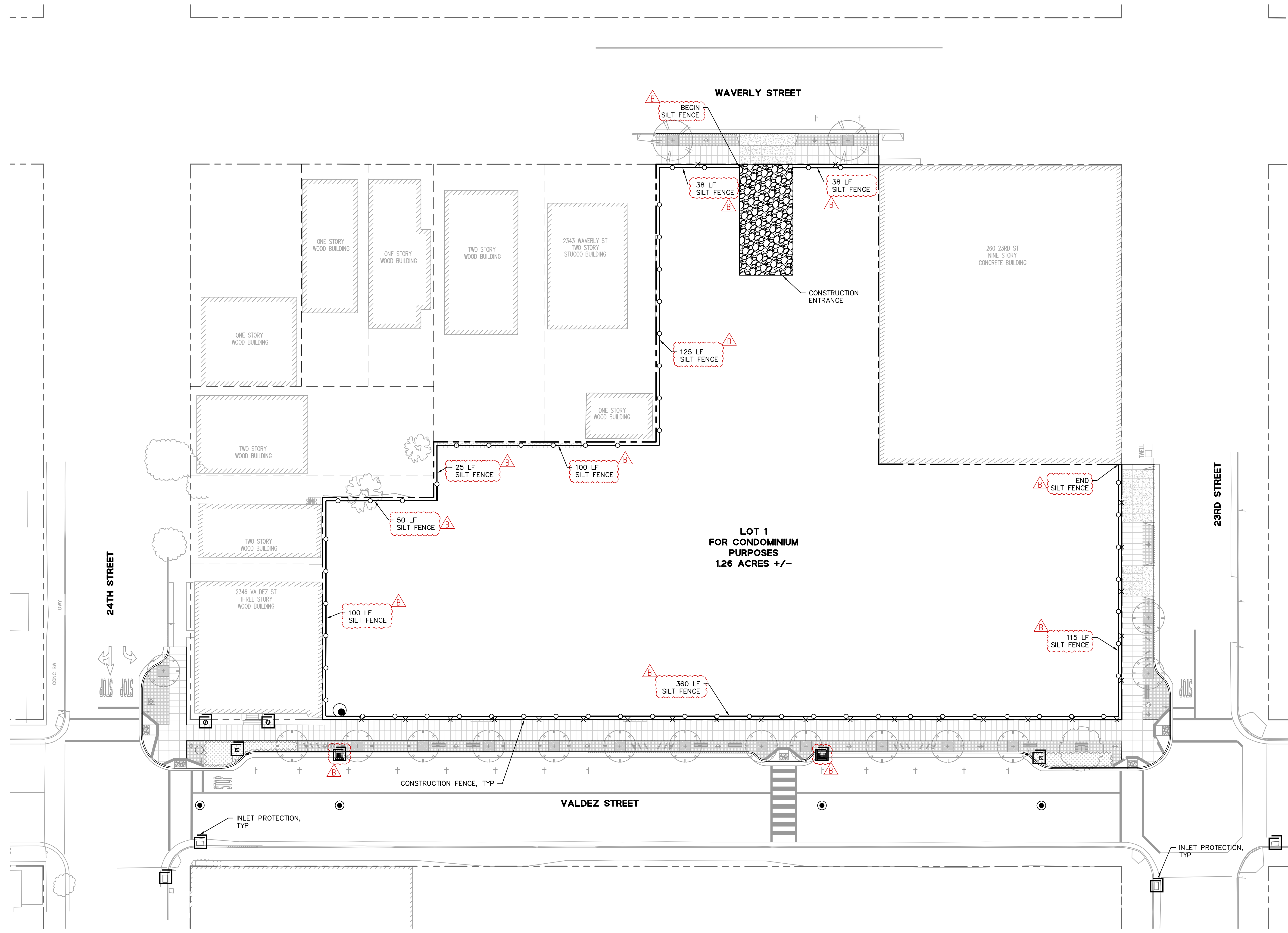
STORMWATER CONTROL PLAN

JOB NUMBER: 1408
 DATE: 03/23/2016
 SCALE: 1"=20'



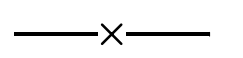
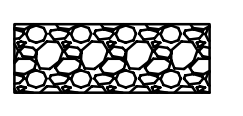


C7.1

23RD AND VALDEZ (ALTA WAVERLY)
2302 VALDEZ STREET, OAKLAND, CA 94612



EROSION CONTROL LEGEND

-  INLET PROTECTION 1
CB.2
-  SILT FENCE 2
CB.2
-  CONSTRUCTION FENCE
-  STABILIZED CONSTRUCTION ENTRANCE/EXIT 3
CB.2

EROSION CONTROL NOTES

1. AN ADDITIONAL SEDIMENT BARRIER SHALL BE INSTALLED ON THE CURB INLET OF HARRISON STREET AND 23RD STREET.

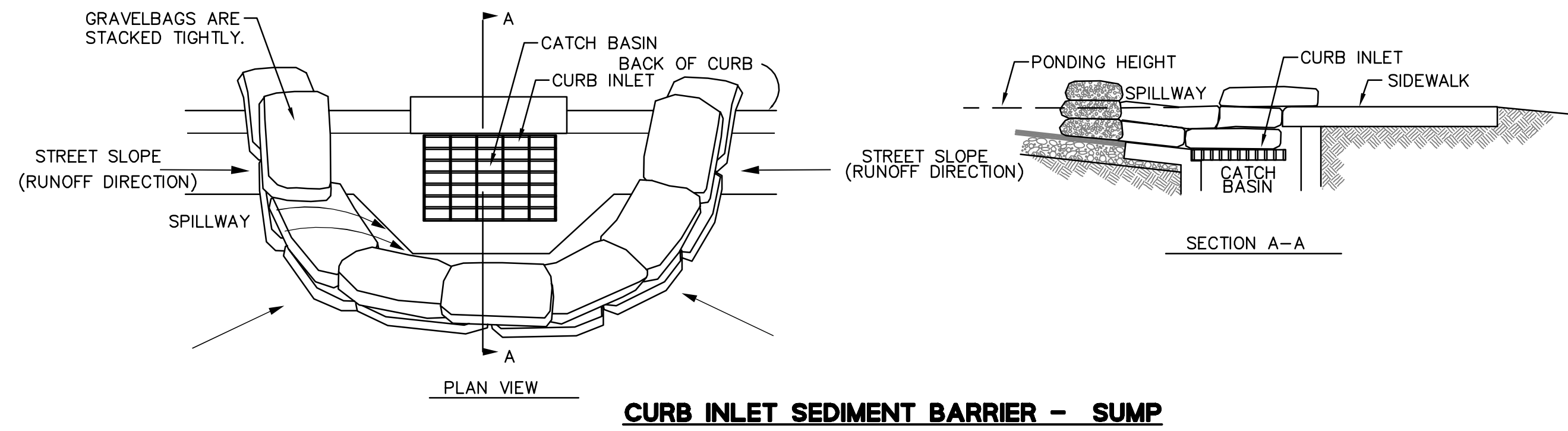
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(DRAFT PERMIT SET)		
	PERMIT SET	10/12/2015
	80% CD / GMP	10/12/2015
A	FOR THE SUBMITTAL	03/23/2016
B	FOR CONSTRUCTION	03/23/2016

EROSION CONTROL PLAN

JOB NUMBER: 1408
DATE: 03/23/2016
SCALE: 1"=20'



C8.1



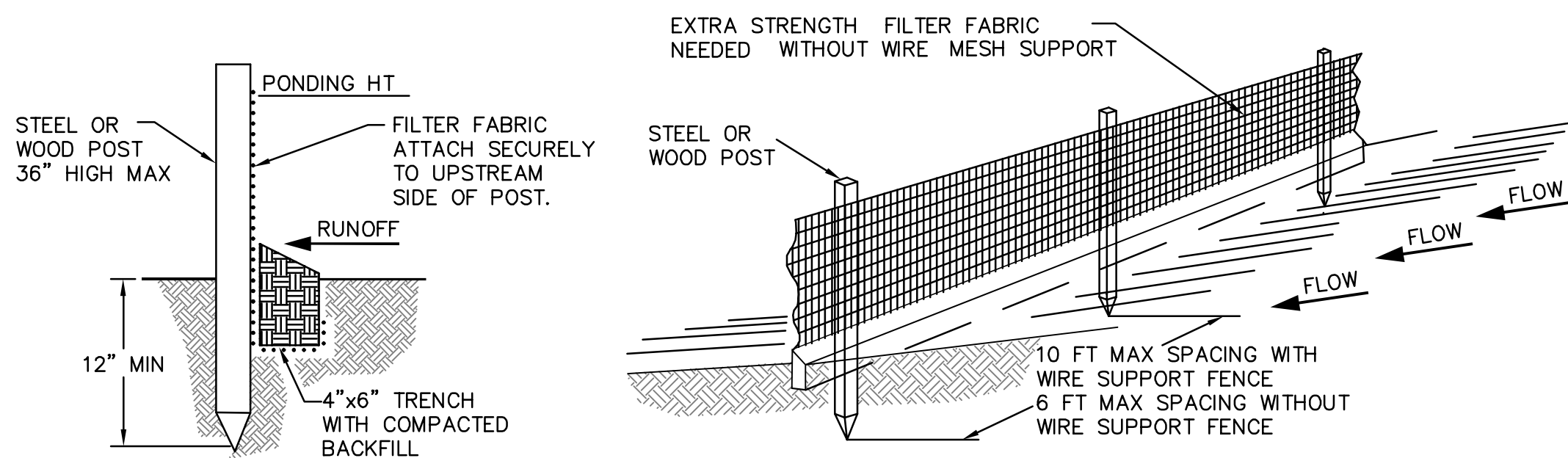
CURB INLET SEDIMENT BARRIER - SUMP

CURB INLET SEDIMENT BARRIER NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. BAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE GRAVELBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



1 INLET PROTECTION
NTS

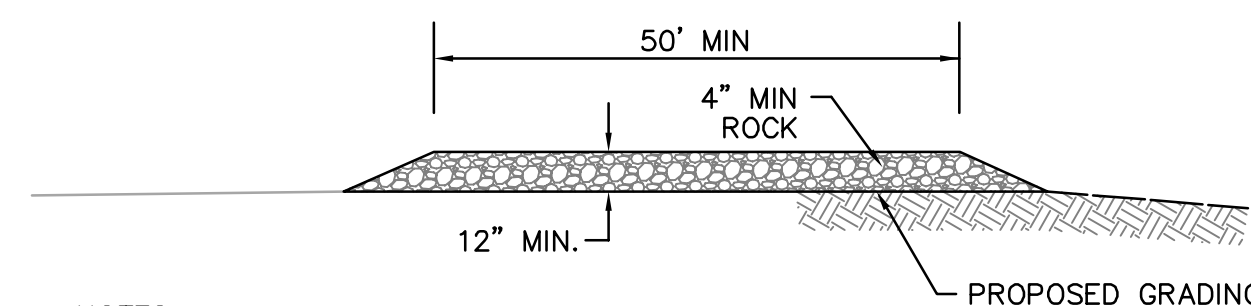


2 STANDARD DETAIL TRENCH WITH NATIVE BACKFILL
NTS

- NOTES:**
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



3 SILT FENCE
NTS



NOTES:

1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
3. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4" MIN ROCK.
4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".
5. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 25', WHICHEVER IS LESS.
6. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50'.



4 STABILIZED CONSTRUCTION ENTRANCE
NTS

EROSION AND SEDIMENT CONTROL NOTES:

1. OWNER: WOOD PARTNERS
CONTACT: BRIAN PIANCA
20 SUNNYSIDE AVENUE, SUITE B
MILL VALLEY, CA 94941
IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER: BKF ENGINEERS
150 CALIFORNIA STREET, SUITE 650
SAN FRANCISCO, CA 94111
(415) 930-7900
3. CONSTRUCTION SUPERINTENDENT: ANDERSEN CONSTRUCTION COMPANY
CONTACT: BRIAN HUGHES
ADDRESS: 6712 N. CUTTER CIRCLE
PORTLAND, OR 97217
TELEPHONE: (503) 283-6712
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCTOBER 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
6. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING AND AFTER STORM EVENTS.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR OTHER SUBSTANCE OVER A PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE SHOULD THE HAUL MATERIAL BLOW, SPILL, OR TRACK OVER UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. DURING THE RAINY SEASON, PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO THE STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING THE POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
12. THE CONTRACTOR SHALL UPDATE THE PLANS TO REFLECT CHANGING SITE CONDITIONS. PLAN UPDATES SHALL BE BASED UPON GENERAL SURVEY DATA. EROSION CONTROL EFFECTIVENESS SHALL ALSO BE MONITORED AND THE PLANS UPGRADED AS REQUIRED TO PREVENT SIGNIFICANT QUANTITIES OF SEDIMENT FROM ENTERING THE DOWNSTREAM DRAINAGE SYSTEM.
13. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STORM RUN OFF FROM LEAVING THE SITE. GRAVELBAGS, SILT FENCES AND FIBER ROLLS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO PUBLICLY AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF MATERIAL SPILLED ON PUBLIC ROADS ON THE HAUL ROUTE, ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
15. BEST MANAGEMENT PRACTICES AS DEFINED IN THE SWPPP SHALL BE OPERABLE YEAR ROUND.
16. THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER AND THE CITY.
17. TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
18. STOCKPILED MATERIAL
A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
B. EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY, UNLESS STOCKPILING IS NECESSARY.
C. SURROUND STOCKPILES WITH PERIMETER SILT FENCES, FIBER ROLLS, APPROPRIATELY SIZED SECONDARY CONTAINMENT, OR OTHER RUNOFF CONTROLS.
D. STABILIZE INACTIVE STOCKPILES WITH SOIL STABILIZER AND/OR MULCH, OR COVER WITH A TARPULIN.
E. COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPULIN OR PROVIDE CASE-SPECIFIC DESIGNED SECONDARY CONTAINMENT AND SURROUND WITH APPROPRIATE RUNOFF CONTROLS.
F. USE INLET PROTECTION FOR STORM DRAIN STRUCTURES ADJACENT TO THE MATERIAL.
G. THOROUGHLY SWEEP PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.

19. IF NO WORK HAS PROGRESSED FOR A PERIOD OF 6-WEEKS, FINAL DRAINAGE AND EROSION CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED WINTERIZATION PLAN.
20. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM TEMPORARY BASINS AND DRAIN INLETS AFTER EACH STORM. SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
21. PADS SHALL BE GRADED TO MINIMIZE STANDING WATER. SPECIFIC LOCATIONS REQUIRING SUPPLEMENTAL GRADING TO ACHIEVE ACCEPTABLE DRAINAGE SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER.
22. STUBBED OUT ENDS OF PARTIALLY COMPLETED SUBDRAINS SHALL BE WRAPPED WITH AN APPROVED FABRIC TO PREVENT SOIL AND DEBRIS FROM ENTERING THE PIPE.
23. HAUL ROADS ARE CURRENTLY NOT SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE TAKEN TO MINIMIZE EROSION RELATED TO HAUL ROADS.
24. DISPOSAL AREAS FOR SEDIMENT TO BE DETERMINED IN FIELD. WHEN MATERIAL IS STOCKPILED, IT SHALL BE SURROUNDED BY FIBER ROLLS.
25. TEMPORARY AND PERMANENT SLOPES GREATER THAN 5 FEET SHALL BE SEEDED UNLESS OTHERWISE SHOWN ON THE PLAN.
26. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE ENGINEER.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS TO EXISTING PAVED STREETS. MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVELBAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVELBAG.

REVISION SCHEDULE

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	60% DD	06/12/2015
	100% DD	07/17/2015
	50% CD	09/14/2015
	(DRAFT PERMIT SET)	
	PERMIT SET	10/12/2015
	80% CD / GMP	10/12/2015
	FINAL SUBMISSION	10/22/2015
	FINAL CONSTRUCTION	02/23/2016

EROSION CONTROL PLAN

JOB NUMBER: 1408
DATE: 03/23/2016
SCALE: AS SHOWN

