SITE DEVELOPMENT PLANS

94th and INTERNATIONAL

9400 INTERNATIONAL BLVD. OAKLAND, CALIFORNIA 94603

APN

MATCH LINE MINIMUM

046 - 5423 - 001 - 01



UTILITY REPRESENTATIVES

PHONE

(800) 642-2444

COUNTY APPROVA

DATE

LEGEND AND ABBREVIATIONS SYMBOL DESCRIPTION **DESCRIPTION** EXIST | PROP EXIST | PROP MONUMENT AHEAD AHEAD NORTH AHEAD PAVEMENT MARKING AIR RELIEF VALVE NORTHEAST NUMBER NO. PAC ALTITUDE VALVE ·-@--PAC BELL MANHOLE PED PEDESTAL ASPHALT CONCRETE PLUG(ED) ASBESTOS CEMENT PIPE POLYVINYL CHLORIDE APPRO. **APPROXIMATE** PCC PORTLAND CEMENT CONCRETE AVE. AVENUE PROPERTY LINE BACK OF CURB PROPOSED BACK OF WALK · -{\bar{y}-PUMP VALVE ASSEMBLY BACKFLOW PREVENTION DEVICE RADIUS BASE LINE RAILROAD BEGIN CURB RETURN RAILROAD PAVEMENT MARKING BEGIN VERTICAL CURVE ...**``````** REINFORCED CONCRETE PIPE BENDS (11 1/4', 22 1/2', 45'& 90') RIGHT ANGLE GLOBE VALVE BLIND FLANGE BLOW-OFF ** BOLLARD SANITARY SEWER SERVICE BLVD BOULEVARD SANITARY SEWER MAIN BUTTERFLY VALVE e lass_{ar}es[®]jale lala SSFM SANITARY SEWER FORCED MAIN CALTRANS DETAIL SSMH SANITARY SEWER MANHOLE CATV CABLE TELEVISION SSCO SEWER CLEAN OUT CATCH BASIN SIDEWALK C/L CENTER LINE SIGN CLASS **SPRINKLERS** CONC. CONCRETE --SPRING CHECK VALVE COUPLING COUPL. SQUARE FEET CCSP CONC. LINED AND COATED STEEL PIPE STANDARD CORRUGATED METAL PIPE CMP STOP STOP STOP PAVEMENT MARKING CURB AND GUTTER -<<u>230</u>}-(0) STORM DRAIN MAIN SDMH STORM DRAIN MANHOLE DRIVEWAY STREET DROP INLET STREET NAME(S) SIGN DUCTILE IRON PIPE STATION TAPPING (TAPPED) **EAST** TIS TELE. TELEPHONE LINE EDGE OF PAVEMENT بي. ELECTRICAL LINE TELEPHONE/POWER POLE \oplus TEMPORARY BENCH MARK ELECTRICAL PULLBOX TOE ECR TOE OF LEVEE END CURB RETURN TOP END VERTICAL CURVE EVC TOP OF LEVEE TRAFFIC SIGNAL, MAST, AND POLE EXISTING (EXIST.) (EX.) TRANS. TRANSITION FACE OF CURB TREE **FNC** FENCE FINISHED GRADE TYPE III (L & R) ARROW FIRE HYDRANT TYPE V ARROW FIRE SERVICE TYPE "A" LOOP DECTOR FLANGE(D) FLOW LINE TYPE "C" LOOP DETECTOR GALVANIZED TYPE DB PAVEMENT MARKER GAS MAIN ZG TYPICAL GAS SERVICE VALLEY GUTTER -(s)-GSV **VPORC** GAS VALVE VERTICAL POINT OF REVERSING CURVE GV GATE VALVE VITRIFIED CLAY PIPE -[12]K]-- 12"W GUY WIRE/ANCHOR WATER MAIN HDPE WMH HIGH DENSITY POLYETHYELNE WATER MANHOLE HPG-HPG-HPG HIGH PRESSURE GAS WATER METER BOX WATER SERVICE IANE **LATERAL** ® WSP LIMITS OF JOINT RESTRAINT WELDED STEEL PIPE LINEAR FEET WEST LIP OF GUTTER LIGHT WITH WITHOUT MANHOLE

BASIS OF BEARINGS

PER MAP OF THE "WARNER TRACT" FILED IN BOOK 17 OF MAPS AT PAGE 1

LOT INFORMATION

RM- 2 MIX HOUSING TYPE RESIDENTIAL ZONE- 2 (17.17.010)

CN-3 NEIGHBORHOOD COMMERCIAL ZONE - 2 (17.33.010)

LOT SIZE: = 54, 728 SFT

GENERAL NOTES:

ALL PUBLIC IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE CITY OF OAKLAND STANDARD SPECIFICATIONS AND SHALL BE SUBJECT TO A CITY ENCROACHMENT PERMIT.

ALL UNDERGROUND WATER, SEWER AND STORM DRAIN SYSTEMS INCLUDING THEIR APPURTENANCES WITHIN THE BUILDING SITE PROPERTY UP TO FIVE (5) FEET OF THE BUILDING SHALL CONFORM TO THE CITY OF OAKLAND STANDARD SPECIFICATIONS AND SHALL BE INSPECTED BY THE ENGINEERING DIVISION WITH THE EXCEPTION OF UNDERGROUND FIRE LINES LOCATED ON THE PRIVATE SIDE OF THE PUBLIC FIRE BACKFLOW PREVENTER.

WORK SHALL INCLUDE REPLACEMENT OF ALL BROKEN PUBLIC SIDEWALK, CURB AND GUTTER, THIS WORK SHOULD TAKE PLACE WHEN THERE IS NO FURTHER NEED TO ENCROACHMENT OF HEAVY EQUIPMENT OVER WALKS AND PIOR TO CITY APPROVAL OF THE BUILDING FOR OCCUPANCY. THE ENGINEERING DIVISION INSPECTOR WILL MARK ALL BROKEN CURB, GUTTER AND SIDE- WALK FOR REPLACEMENT UPON REQUEST.

THE ENGINEERING DIVISION WILL PLAN CHECK AND INSPECT THE MAIN WATER SERVICE TAP AND LATERAL, THE DOMESTICE METER ASEMBLY AND THE DOMESTIC AND FIRE BACKFLOW ASSEMBLIES. ON-SITE UNDER-GROUND FIRE LINE INSTALLATIONS SHALL BE PLAN CHECKED AND INSPECTED BY THE BUILDING DEPARTMENT ON-SITE FIRE HYDRANTS SHALL BE SPRAY PAINTED "SAFETY RED" AND RIGHT-OF WAY FIRE HYDRANTS SHALL BE SPRAY PAINTED "SAFETY YELLOW" WITH ONE PRIMER COAT AND TWO FINISH COATS OF DEVFLEX 4208 SERIES WATERBORNE ACRYLIC GLOSS ENAMEL, AS MANUFACTURED BY ICI DEVOE COATINGS OR APROVED EQUAL.

A FIRE HYDRANT PERMIT WILL BE REQUIRED FOR CONSTRUCTION WATER THROUGH ANY FIRE HYDRANT WITHIN THE CITY. CONTACT PUBLIC WORK FOR REQUIREMENTS.

THE CONTRACTOR SHALL REMOVE ALL USA MARKINGS ATTRIBUTED TO THIS PROJECT PRIOR TO BUILDING PERMIT FINAL.

PAVEMENT DESIGN BY A GEOTECHNICAL ENGINEER SHALL BE REQUIRED. THE MINIMUM SURFACE SLOPE SHALL BE 1%. WRITTEN CERTIFICATION OF PAVEMENT GRADE BY A LICENSED CIVIL ENGINEER OR LAND SURVE-YOR AND CERTIFICATION OF THE STRUCTURAL SECTION AND COMPAC-TION BY A GEOTECHNICAL ENGINEER SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT FINAL OR A CERTIFICATE OFOCCUPANCY.

ALL UNDERGROUND FACILITIES SHALL BE LOCATED BY THE APPROPRIATE AGENCIES PRIOR TO ANY EXCAVATION. THIS SHALL BE INITIATED THROUGH UNDERGROUND SERVICE ALERT (U.S.A.) BY CALLING

THE GEOTECHNICAL ENGINEER SHALL BE ON-SITE TO MONITOR ALL GRADING OPERATIONS. THE GEOTECHNICAL ENGINEER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE SITE GRADING WAS PERFORMED IN ACCORDANCE WITH THE SOILS REPORT BY

) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

. ALL UTILITY WORK INCLUDING ELECTRICAL, GAS, TELEPHONE, CABLE TV AND RAILROAD WORK SHALL BE SUBJECT TO AN ENCROACHMENT PERMIT. NORMALLY THE UTILITY COMPANIES OBTAIN SEPARATE PERMITS FOR THEIR WORK. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THIS HAS BEEN DONE PRIOR TO BEGINNING WORK

. CONTRACTOR SHALL ADHERE TO NORMAL WORKING HOURS OF 7AM THROUGH 6PM MONDAY THROUGH FRIDAY, EXCLUDING CITY HOLIDAYS. CONSTRUCTION OUTSIDE OF NORMAL WORKING HOURS, OR ON STAURDAYS, SUNDAYS OR CITY HOLIDAYS MAY BE ALLOWED UPON PRIOR APPROVAL BY THE CITY ENGINEER. HOWEVER, WEEKEND AND CITY HOLIDAY WORK SHALL BE LIMITED TO 8 A.M. TO 6 P.M. UNLESS PRIOR APPROVAL IN WRITING IS OBTAINED FROM THE CITY ENGINEER. NIGHT WORK SHALL COMPLY WITH ALL CAL TRANS STANDARDS FOR SUCH

2. CONTRACTOR MUST GIVE THE CITY'S CONSTRUCTION INSPECTOR A MINIMUM OF TWO WORKING DAYS NOTICE OF INTENT TO WORK OUTSIDE OF NORMAL WORKING HOURS. CONSTRUCTION OUTSIDE OF NORMAL WORKING HOURS MAY INCUR ADDITIONAL OVERTIME INSPECTION REINBURSEMENT CHARGES NOT COVERED BY PREVIOUSLY PAID PLAN CHECK AND INSPECTION FEES. THE CITY, IN ITS SOLE DISC-RETION, MAY REQUIRE THE CONTRACTOR OR OWNER TO EXECUTE A REINBURSEMENT AGREEMENT FOR SUCH ADDITIONAL CHARGES PRIOR TO ANY OUTSIDE OF NORMAL WORKING HOURS.

. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER DEBRIS PRIOR TO ACCEPTANCE BY THE CITY, CARE SHALL BE EXERCISED OCTOBER15th OF EACH YEAR, OR EARLIER IF CONDITIONS WARRANT, SUCH TEMPORARY FEATURES AS ARE NECESSARY TO PREVENT DAMAGE DURING FORTHCOMING WINTER SEASON SHALL BE CONSTRUCTED AND FUNCTIONING. MUD AND SILT SHALL BE SETTLED OUT OF THE STORM RUNOFF BEFORE SAID RUNOFF LEAVES THE CONSTRUCTION SITE OR ENTERS CITY STORM DRAIN SYSTEMS, OR NATURAL CHANNEL.

14. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THE APPROVED PLANS SHALL NOT BE DISCHARGE TO THE EXISTING SEWER SYSTEM. PLUGS SHALL BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY. BY LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONN-ECTIONS. MECHANICAL PLUGS OR MORTAR AND BRICK MUST BE USED. INFLATABLE DEVICES ARE NOT ALLOWED.

5. SIGNING: LOCATIONS OF PERMANENT TRAFFIC CONTROL SIGNING AND POSTS SHOWN ON PLANS ARE SCHEMATIC. FINAL LOCATIONS SHALL BE APPROVED BYTHE ENGINEERING DIVISION-TRAFFIC/TRANSPORTATION SECTION IN THE FIELD PRIOR TO INSTALLATION.

6.STRIPING: ALL PERMANENT TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. TEMPORARY PAVE-MENT MARKINGS AND CAT- TRACKING SHALL BE INSTALLED AND APPROVED BY THE ENGINEERING DIVISION - TRAFFIC/TRANSPORTATION SECTION IN THE FIELD PRIOR TO INSTALLATION OF FINAL STRPING AND MARKING

CITY OF OAKL	UTILITY	REPRESENT <i>A</i>		
MUNICIPAL SERV	GAS	PG&E		
WIGHTON 7/E GENTV	TOLO / TOLITO I	ELECTRICITY	PG&E	
PROJECT TITLE:	2 1 1 1 1 1 1 1 1 1 1	TELEPHONE	PACIFIC BELL	
94th & INTERNATION	WATER	CITY OF OAKLAND		
ASSESSORS PARCEL NO: 046-	SEWER	CITY OF OAKLAND		
	DRAINAGE	CITY OF OAKLAND		
CAL COORDINATES:	U.S.A.	U.S.A.		
APPROVED:	CABLE	COMCAST		
ORDER NUMBER:	DRAINAGE FEE:	FIRE	CITY OF OAKLAND	
CHECKED BY:	DRAINAGE APPROVED:			

APPROVED BY:		NUMBER	INITIAL
DIRECTOR OF COUNTY ENGINEERING DATE			
DIRECTOR OF COURT ENGINEERING DATE			
EVENDED IN ONE (4) VEAD	П		
APPROVED BY: EXPIRES IN ONE (1) YEAR			

APPROVED BY:	EAFIRES IN ONE (1) TEAR
CITY OF OAKLAND (FIRE)	DATE

CITY OF OAKLAND (WATER) DATE	APPROVED BY:	EXPIRES IN ONE (1) YEAR
	CITY OF OAKLAND (WATER)	DATE

DRAWING INDEX

SHEET NUMBER	DESCRIPTION	SHEET NUMBER	DESCRIPTION
C-1	TITLE SHEET	C-12	SITE PICTURES
C-2	DIMENSIONAL PLAN	A88A	CALTRANS STANDARD CURB RAMP DETAILS
C-3	SITE PLAN		
C-4	DRAINAGE AND GRADING PLAN	EC-1	EROSION CONTROL PLAN
C-5	UTILITY PLAN	EC-2	EROSION CONTROL DETAILS
C-6	STORM DRAINAGE PLAN	EC-3	EROSION CONTROL NOTES
C-7	DETAILS SHEET-1		
C-8	DETAILS SHEET-2	1	EXISTING ALTA SURVEY NOTES
C-9	DETAILS SHEET-3	2	EXISTING ALTA SURVEY
C-10	DETAILS SHEET-4		
C-11	NOTES		



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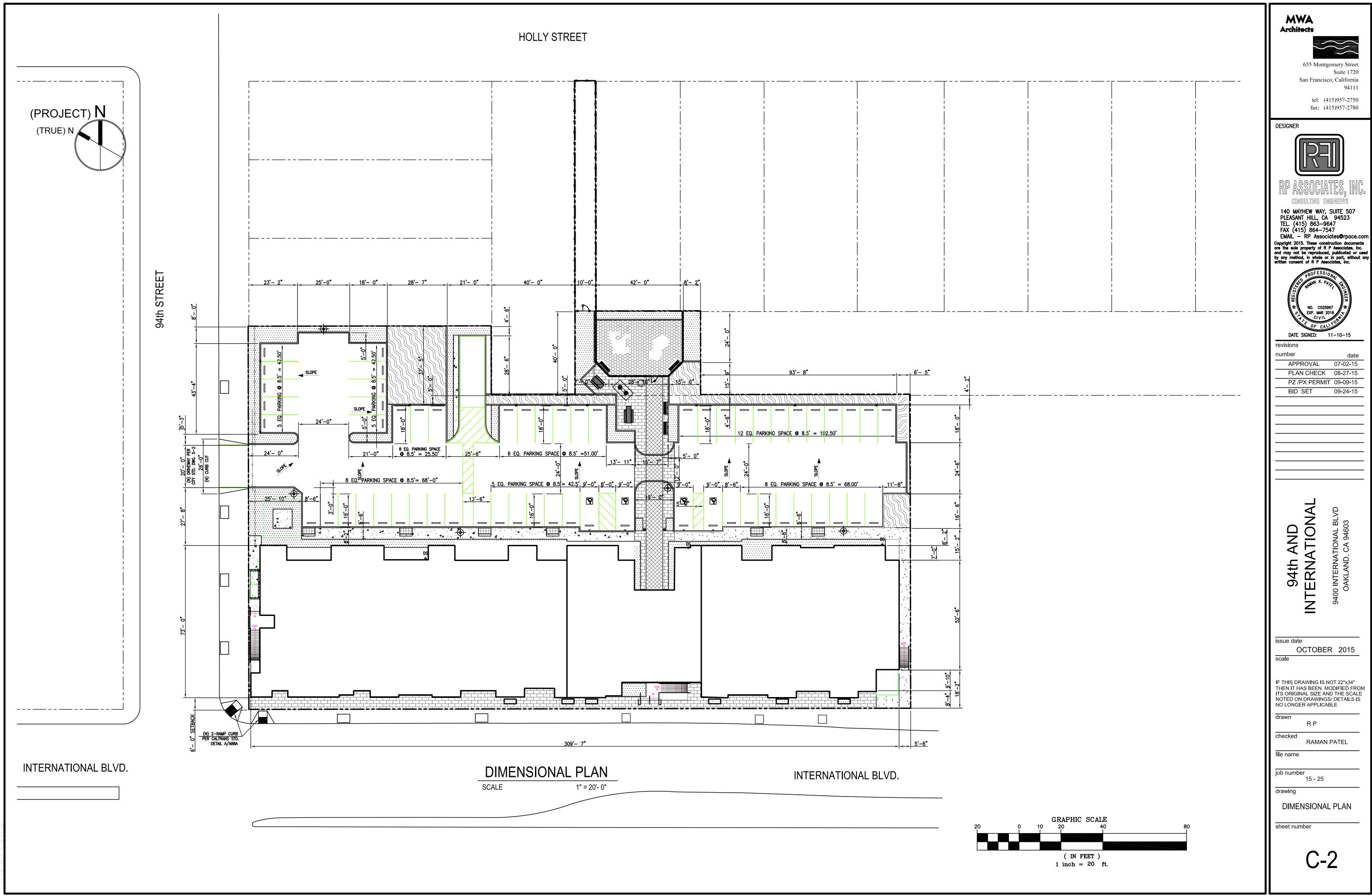
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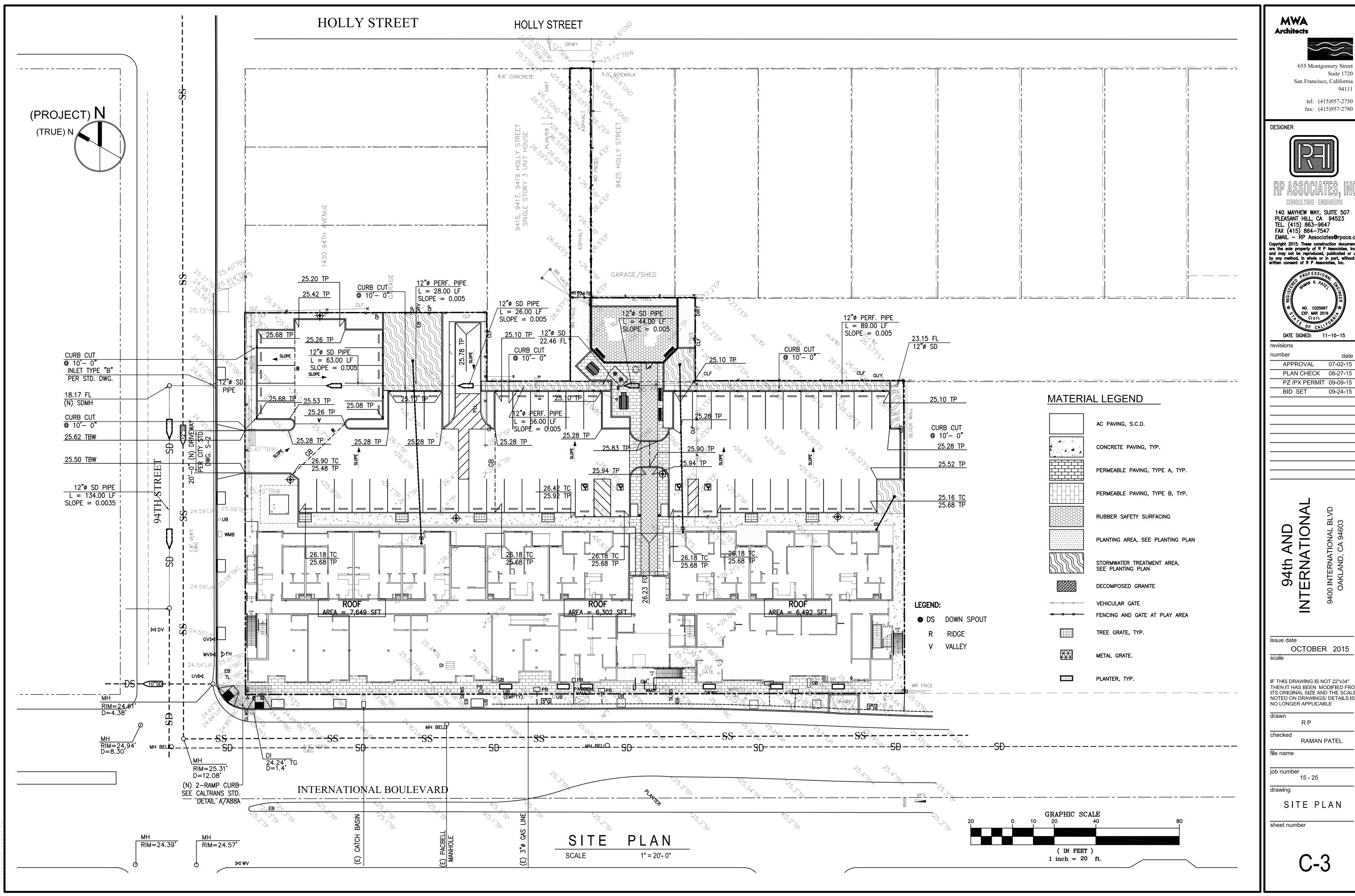
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TITLE SHEET sheet number



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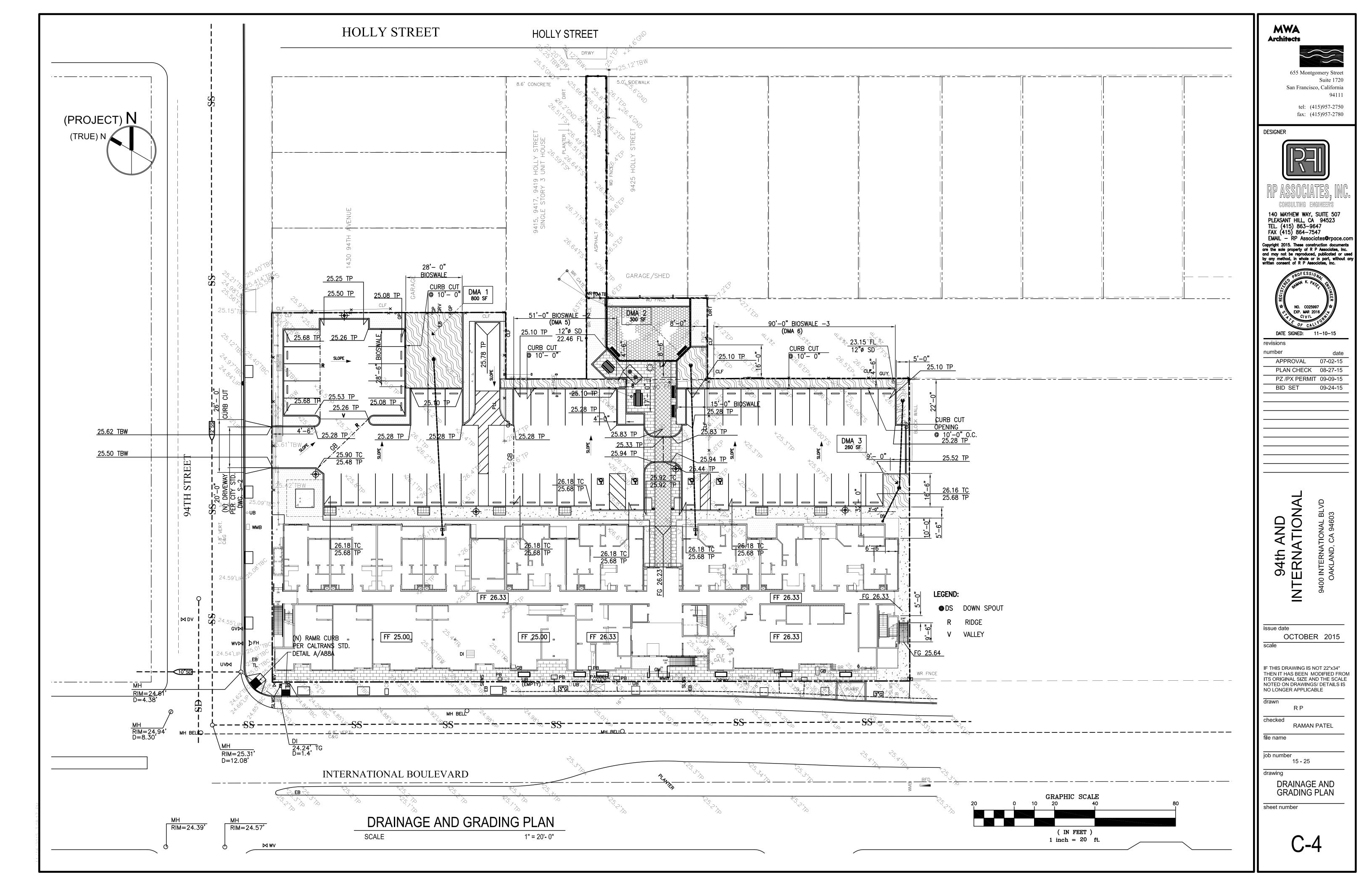


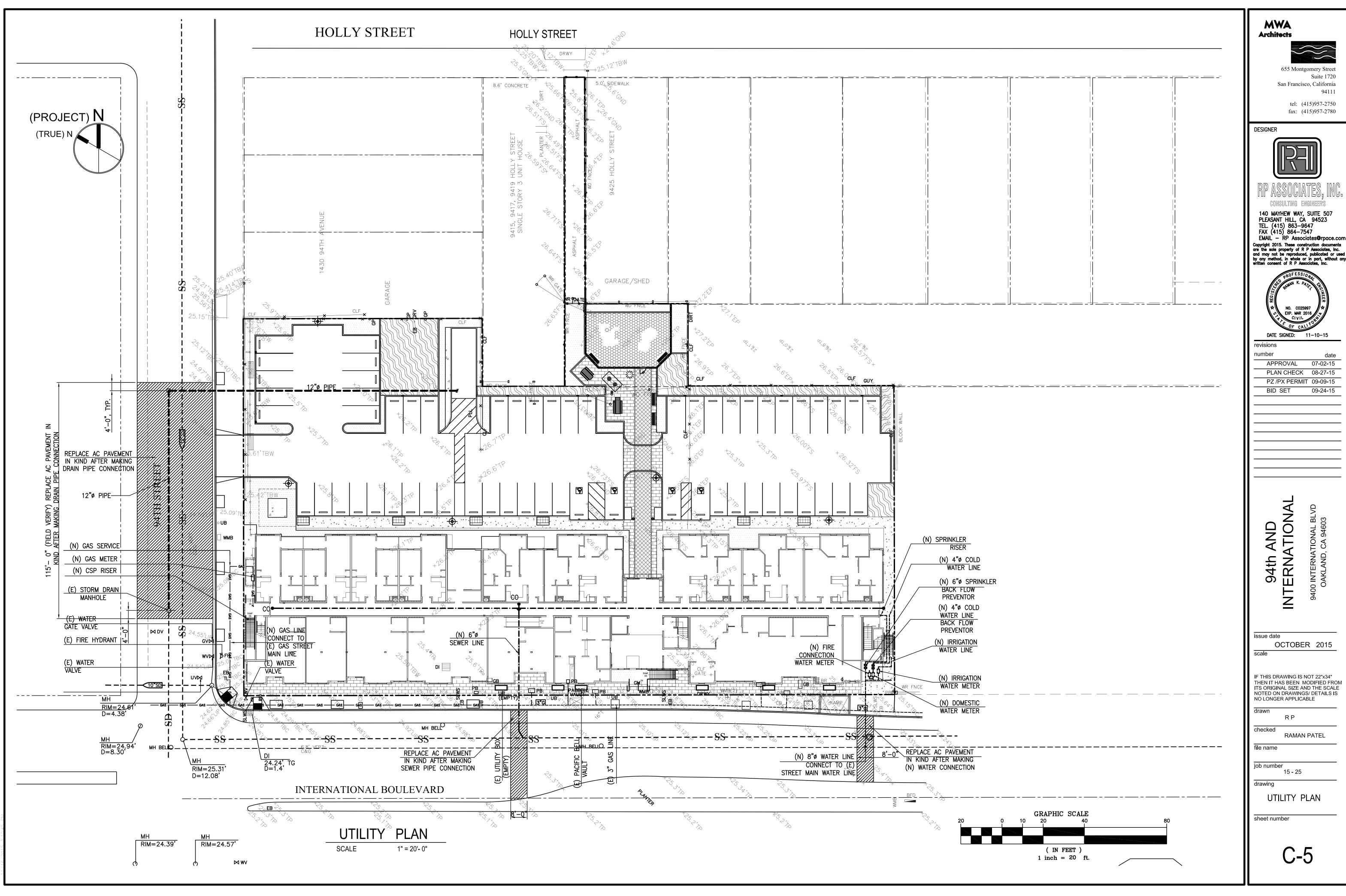
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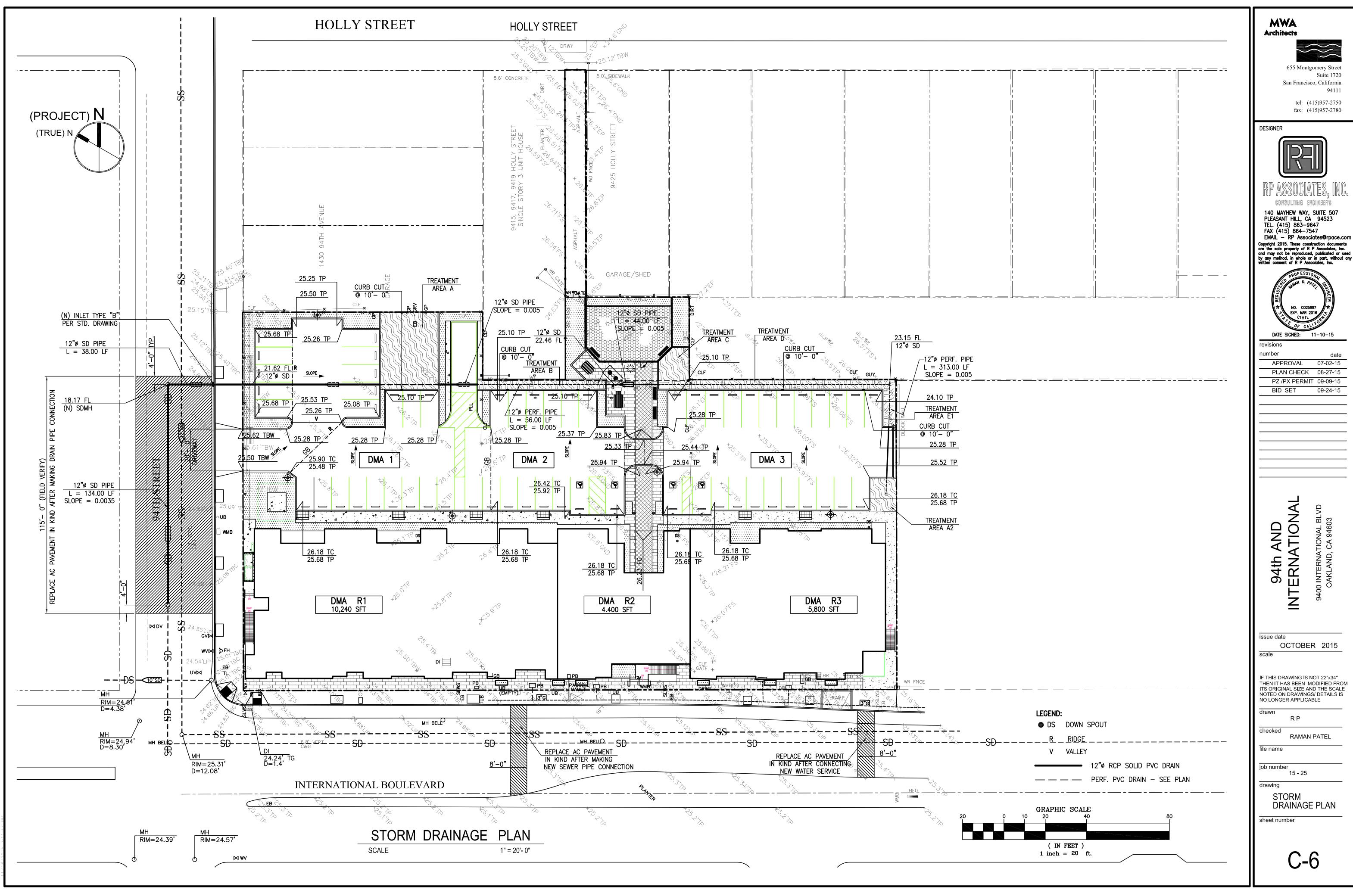


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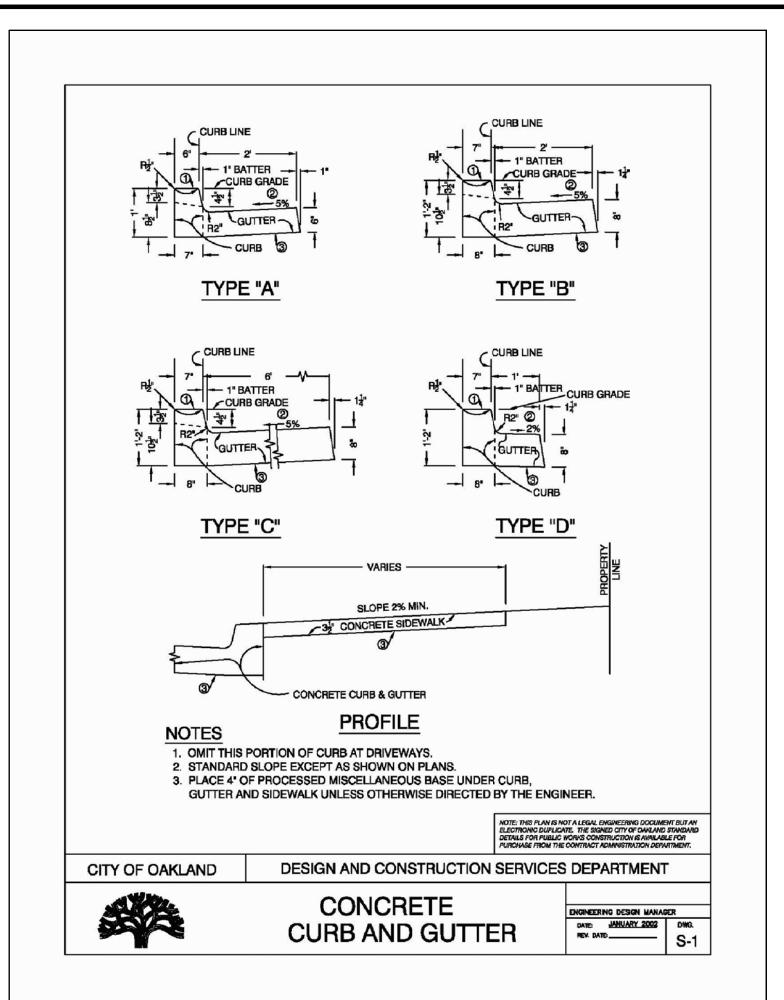
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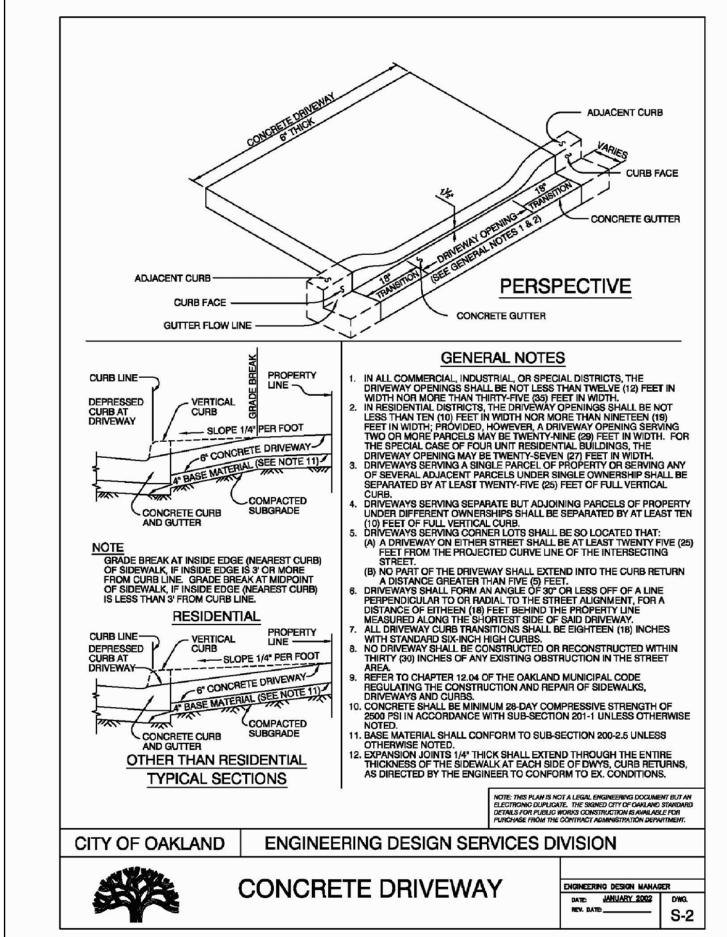


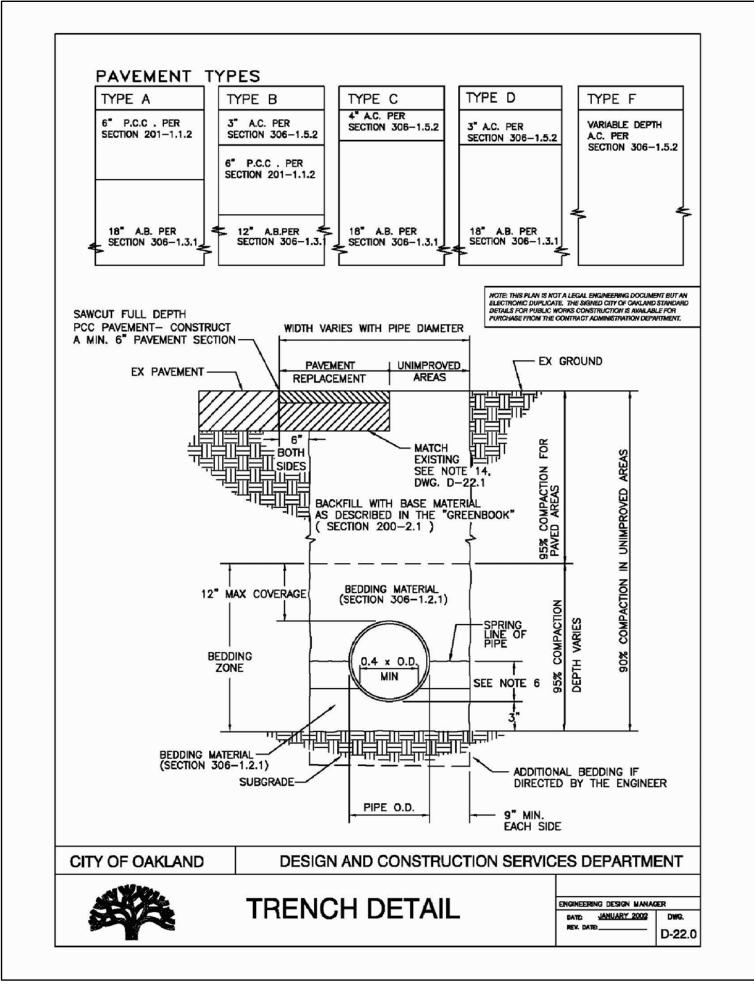


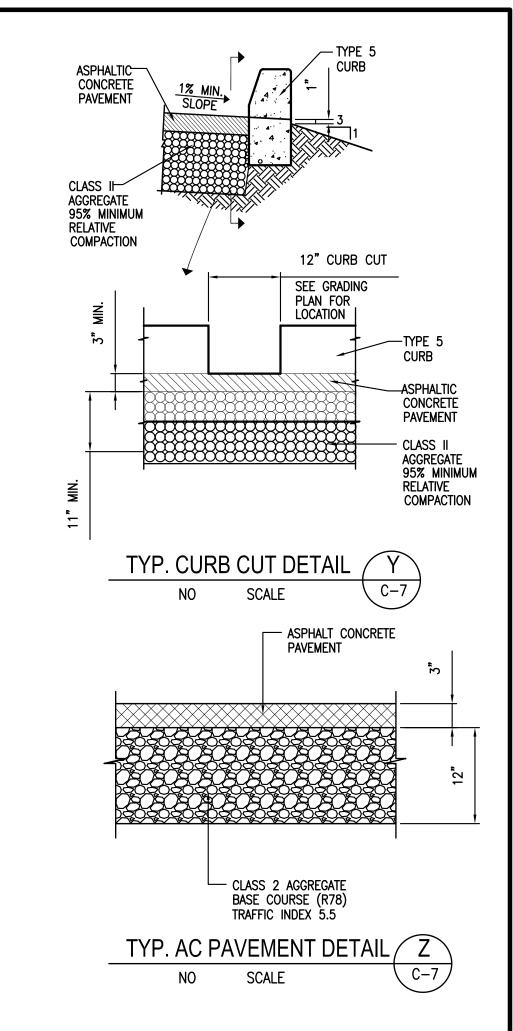


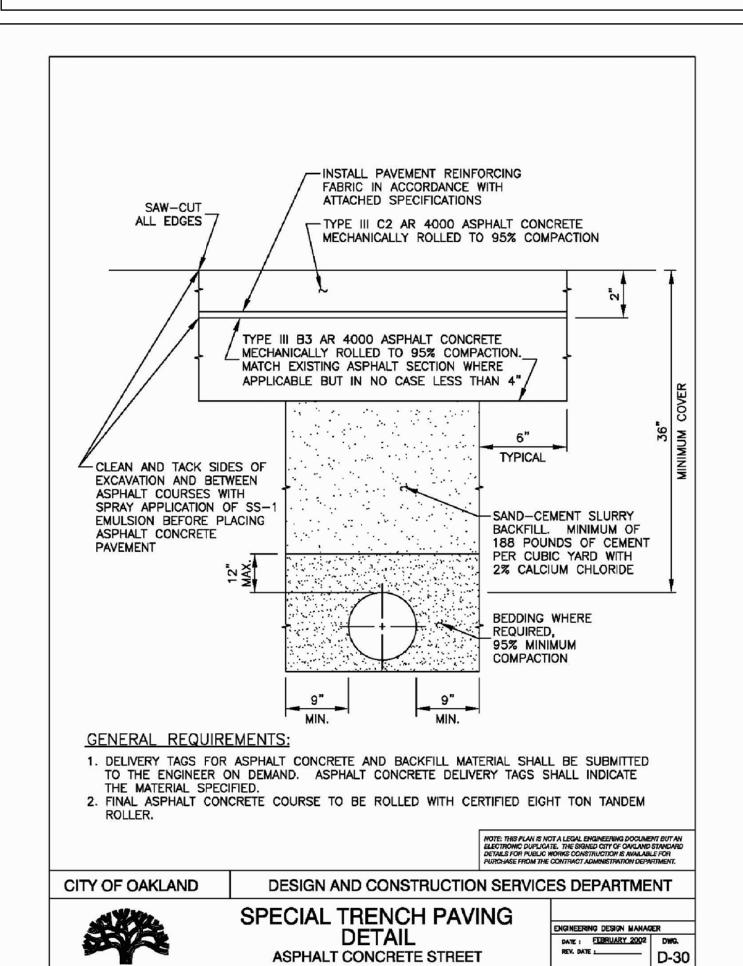
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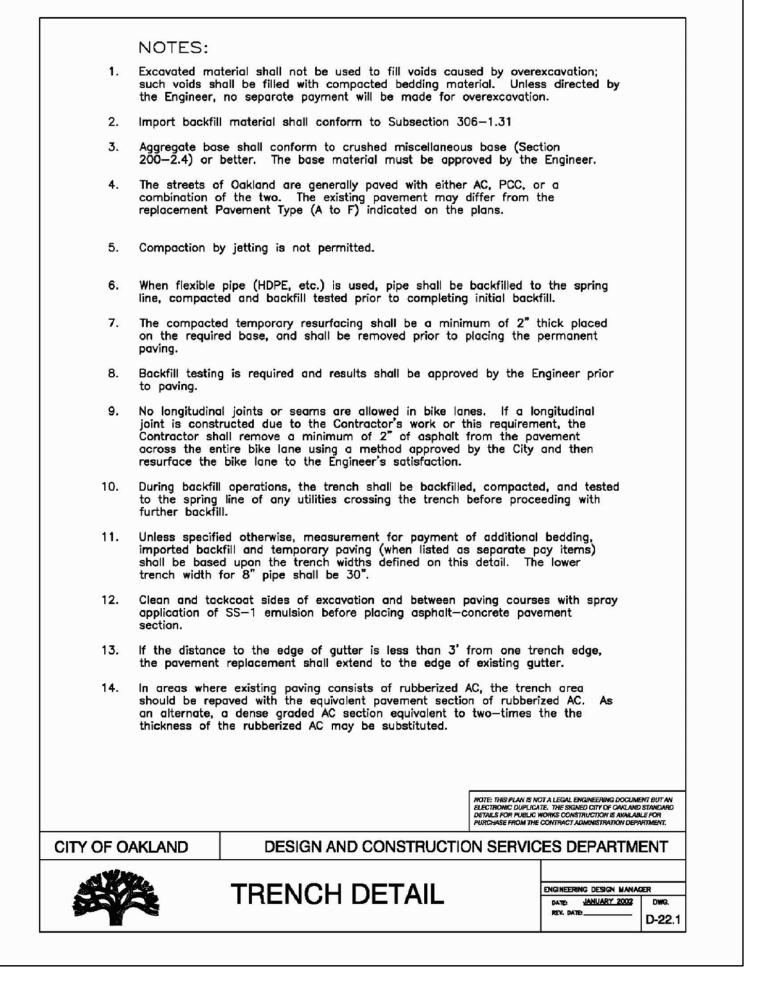


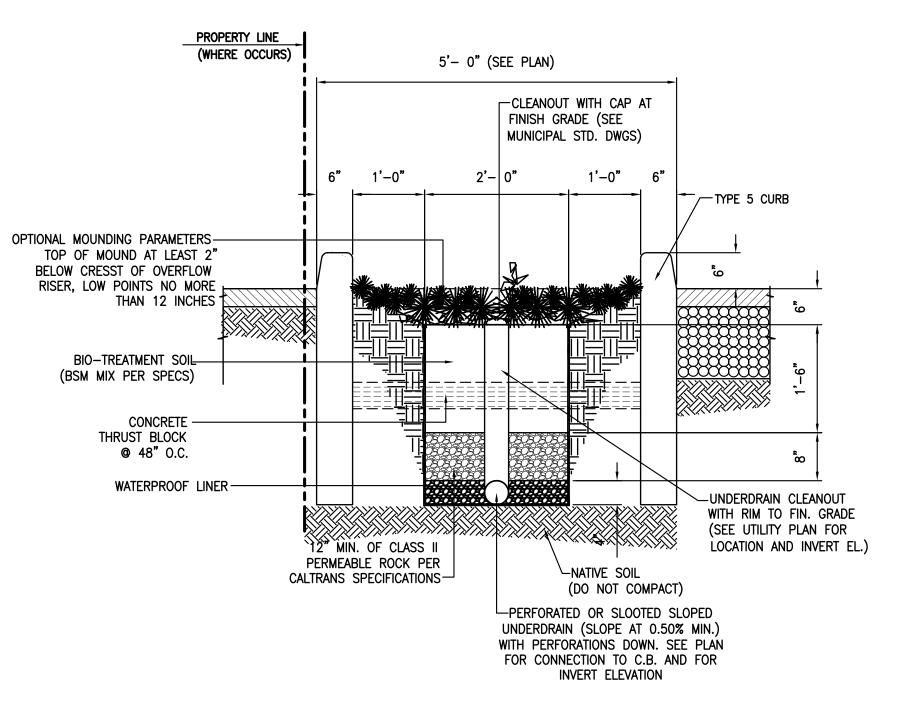












TYP. BIOSWALE DETAIL

NO SCALE

C-7



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C-7

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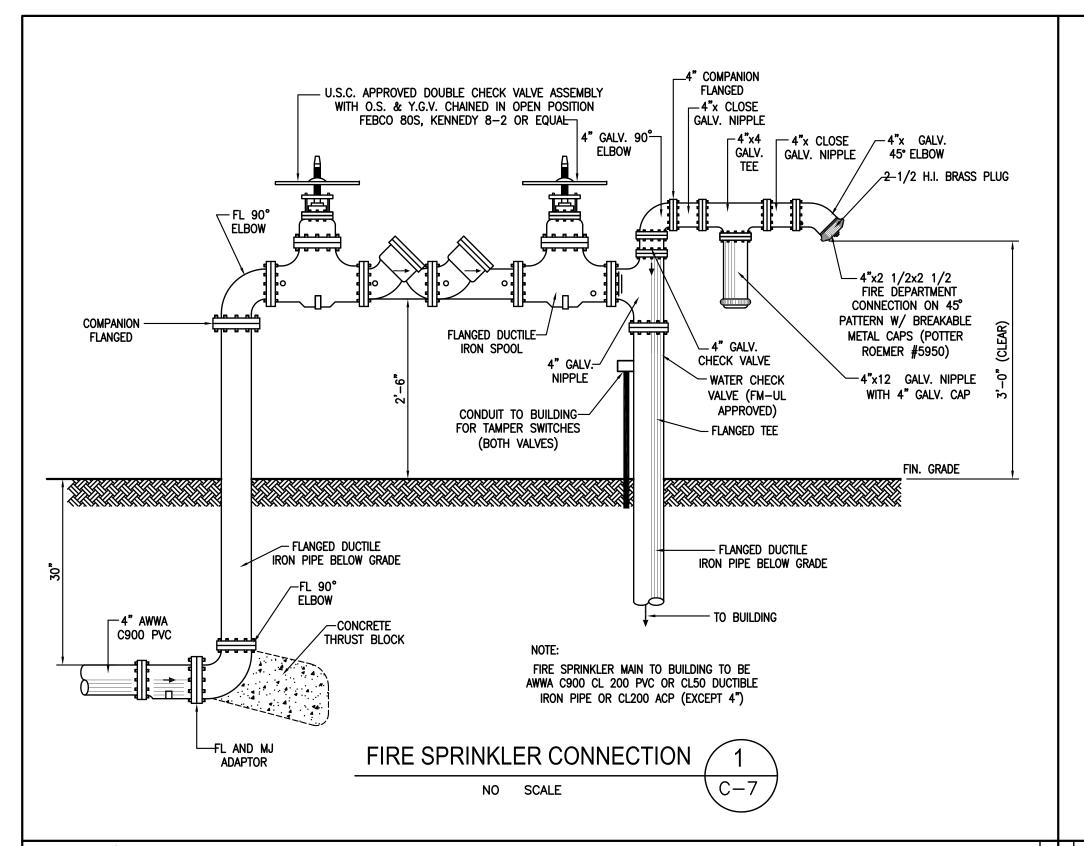
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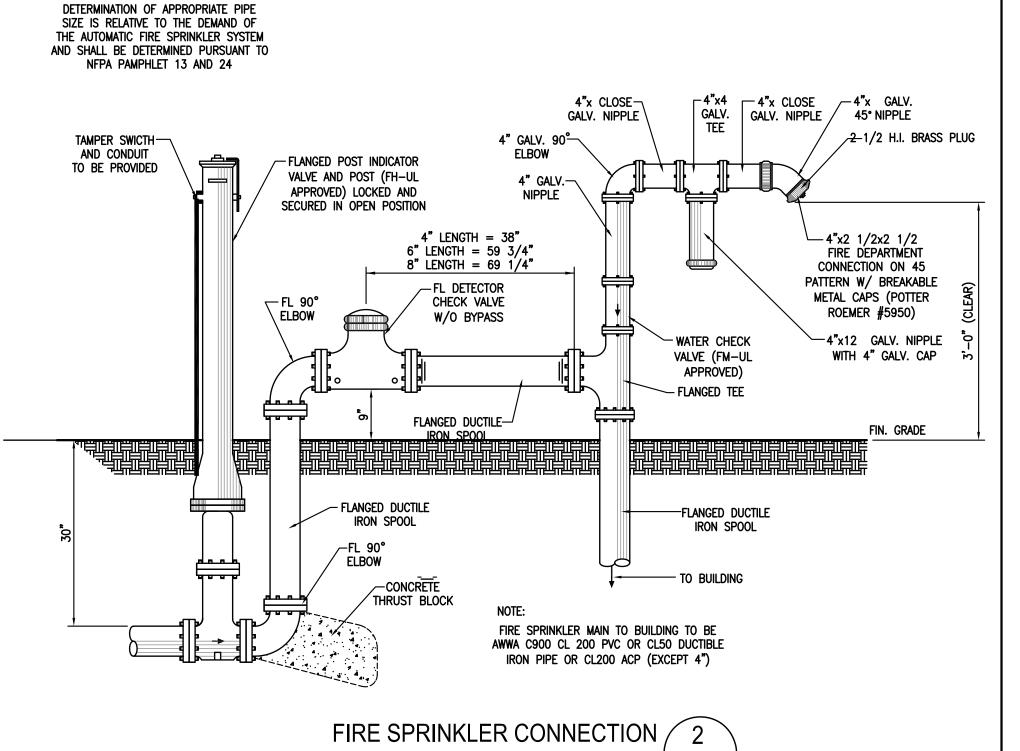
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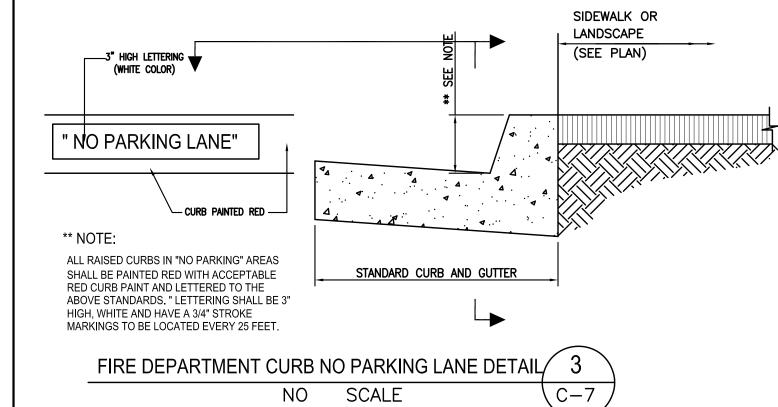
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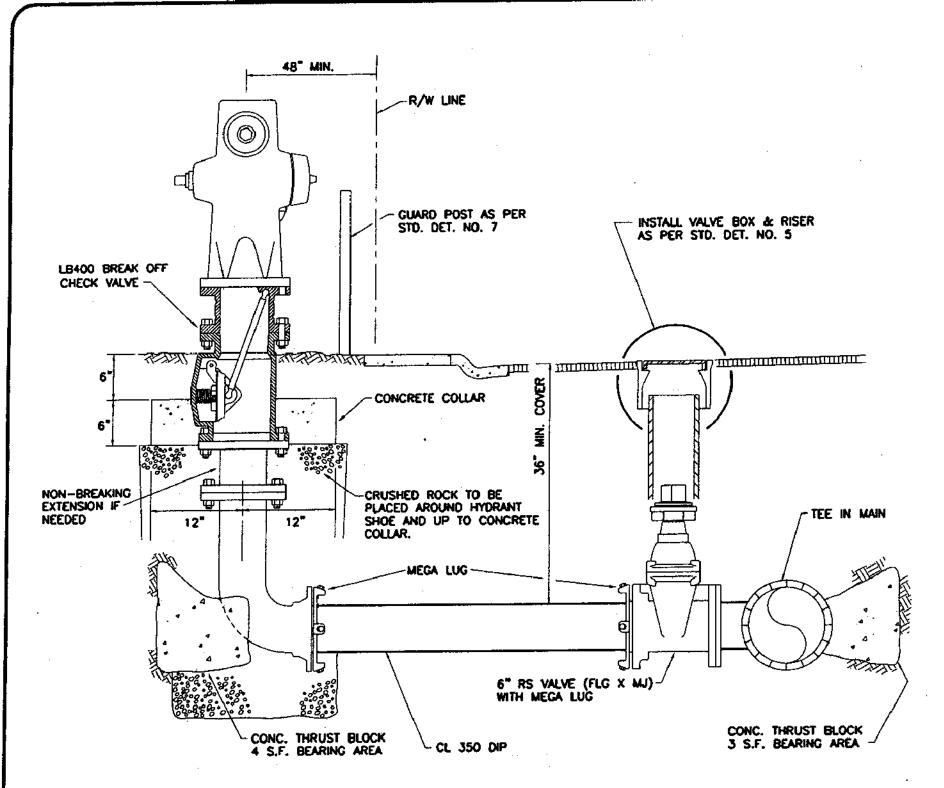
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NO SCALE





2. ALL HYDRANT LATERALS SHALL BE RESTRAINT TYPE CONNECTIONS INCLUDING HYDRANT.

4. HYDRANT SHALL BE WET BARREL, STEAMER TYPE, (REFER TO SPEC.)

o) COMMERCIAL AND INDUSTRIAL COMPLEXES b) MULTI-DENSITY DEVELOPMENTS

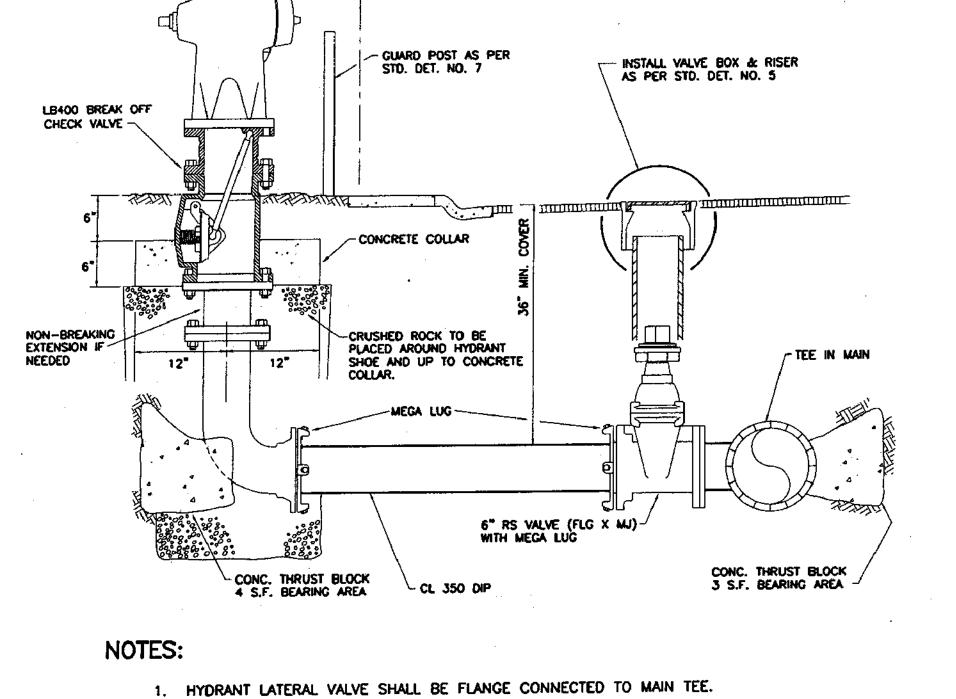
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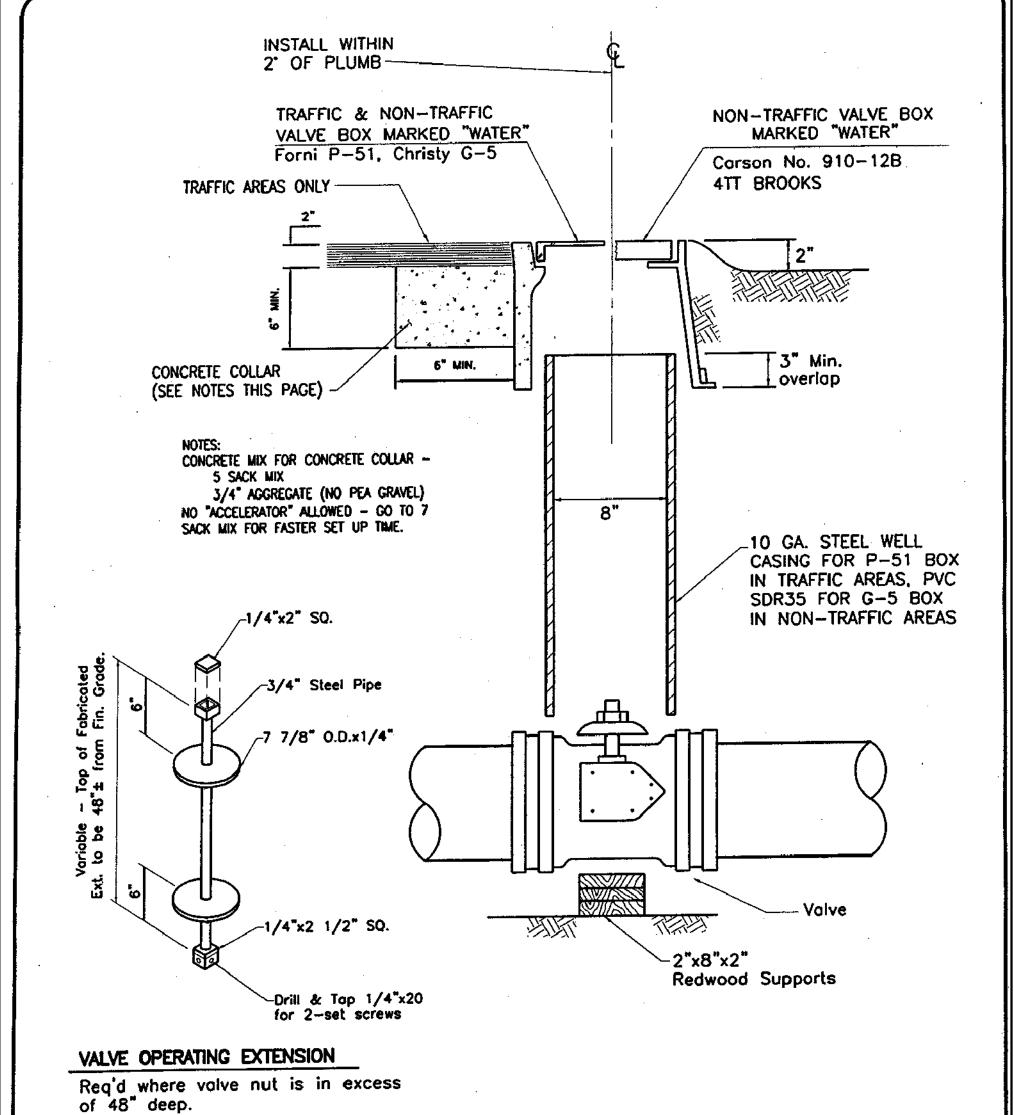
AT LOCATION OF SEVERE VEHICULAR TRAFFIC

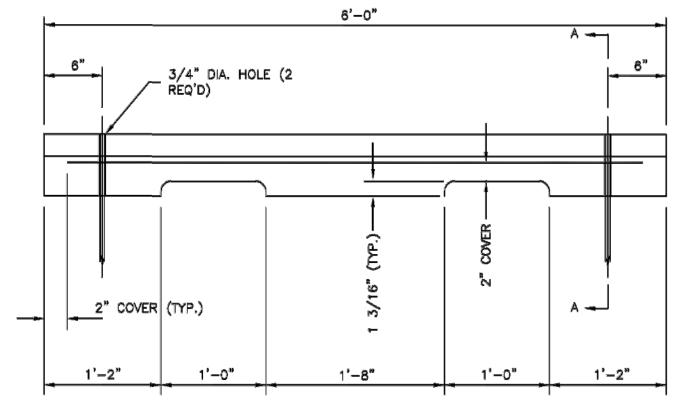
3. CONCRETE COLLAR TO BE PLACED AGAINST COMPACTED LOAD BEARING SOIL.

5. MINIMUM OF 4 GUARD POSTS SHALL BE INSTALLED AT ALL HYDRANTS LOCATED

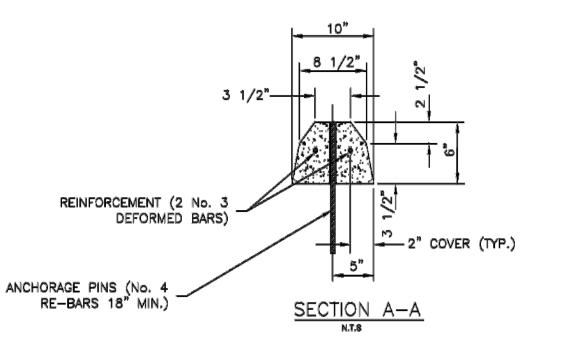
6. PAINT HYDRANTS AND GUARD POSTS W/"RUST-O-CRYLIC" NO. 5747 YELLOW.







PRECAST CONCRETE WHEEL STOP



WHEEL STOP DETAIL C-8 NO SCALE

MWA **Architects**



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DESIGNER



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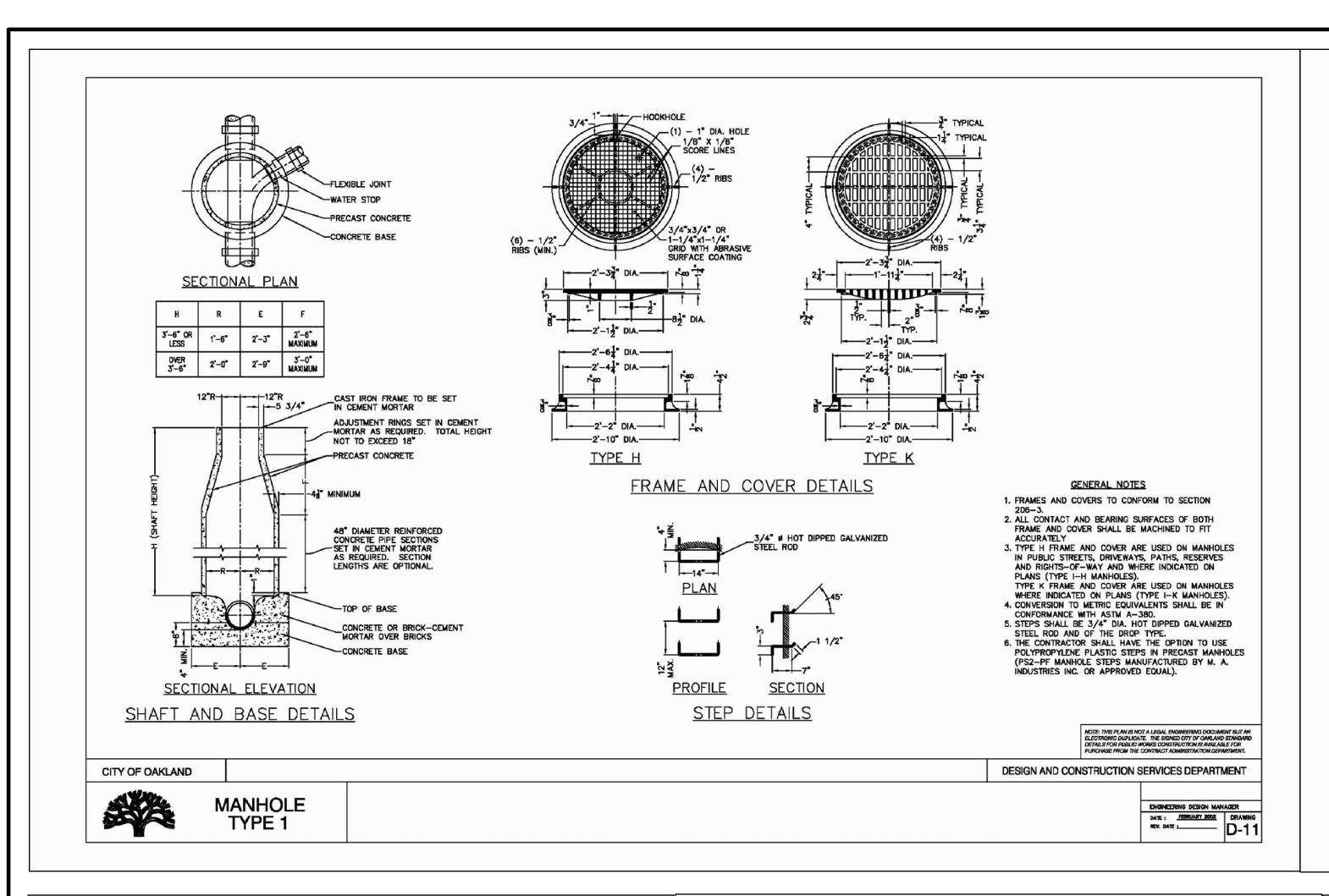
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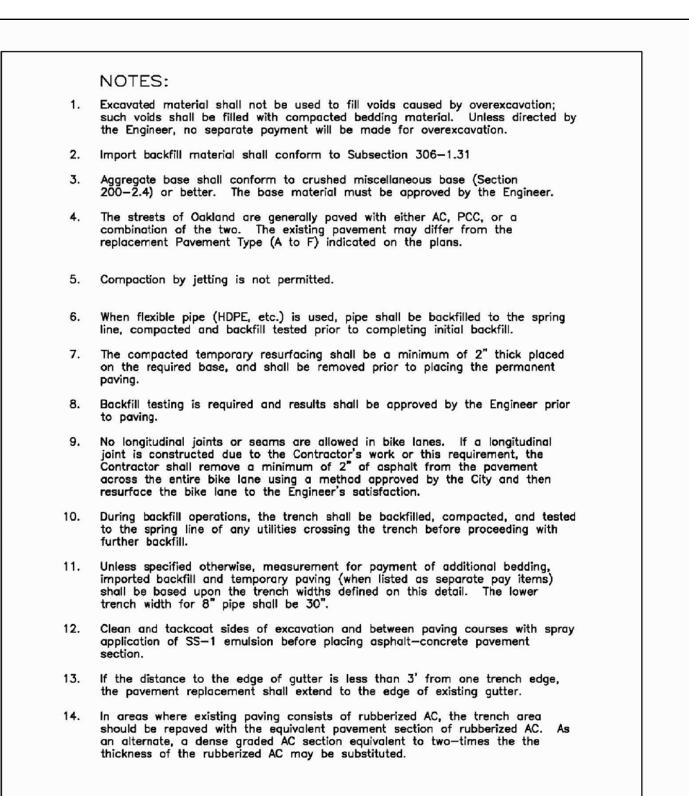
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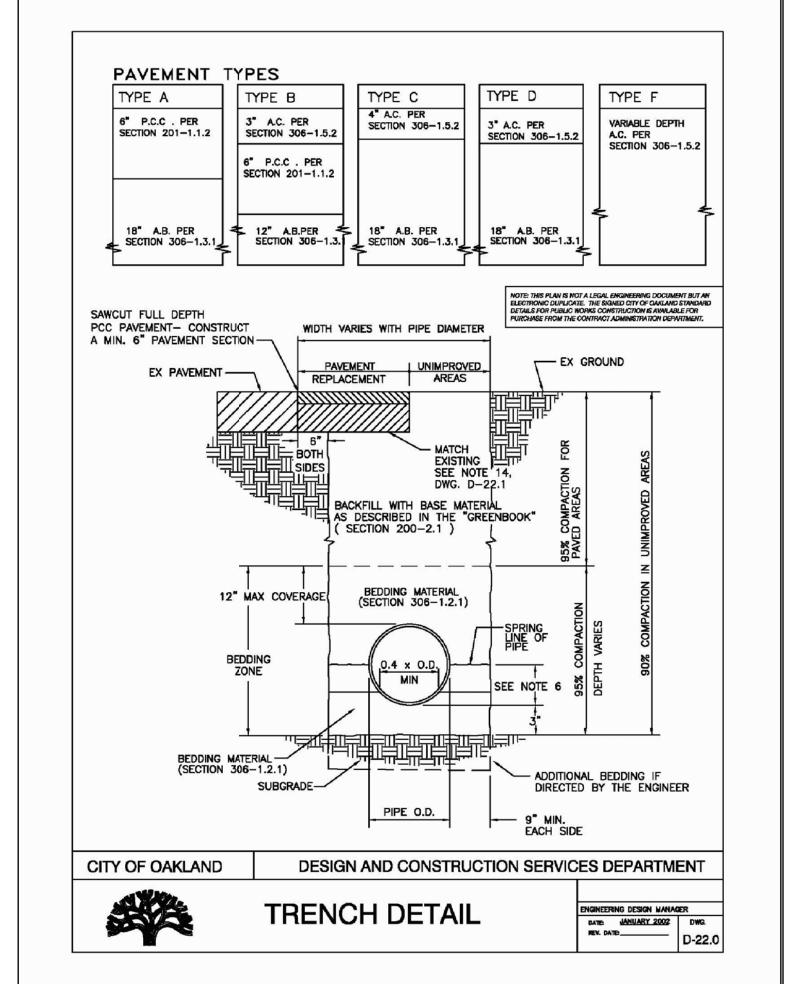
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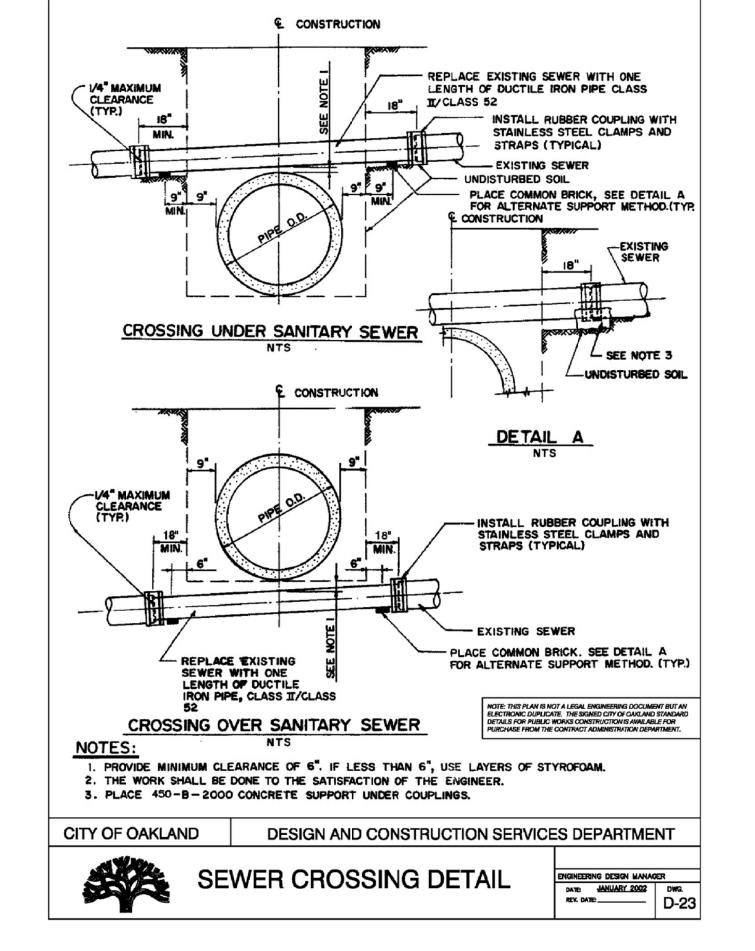
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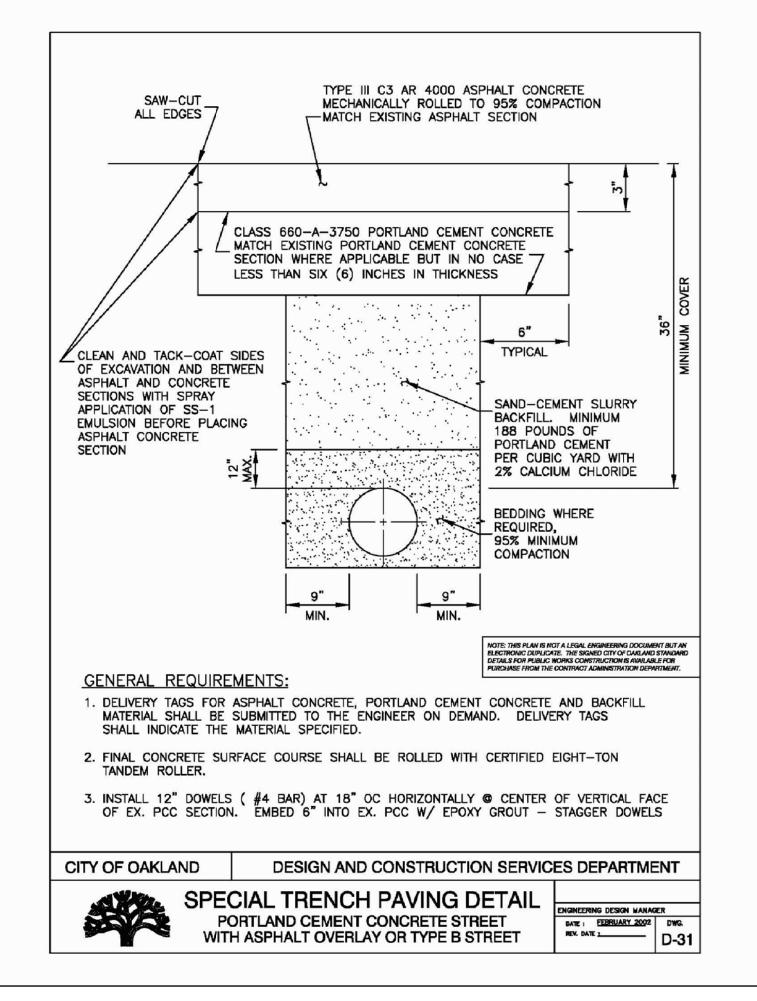
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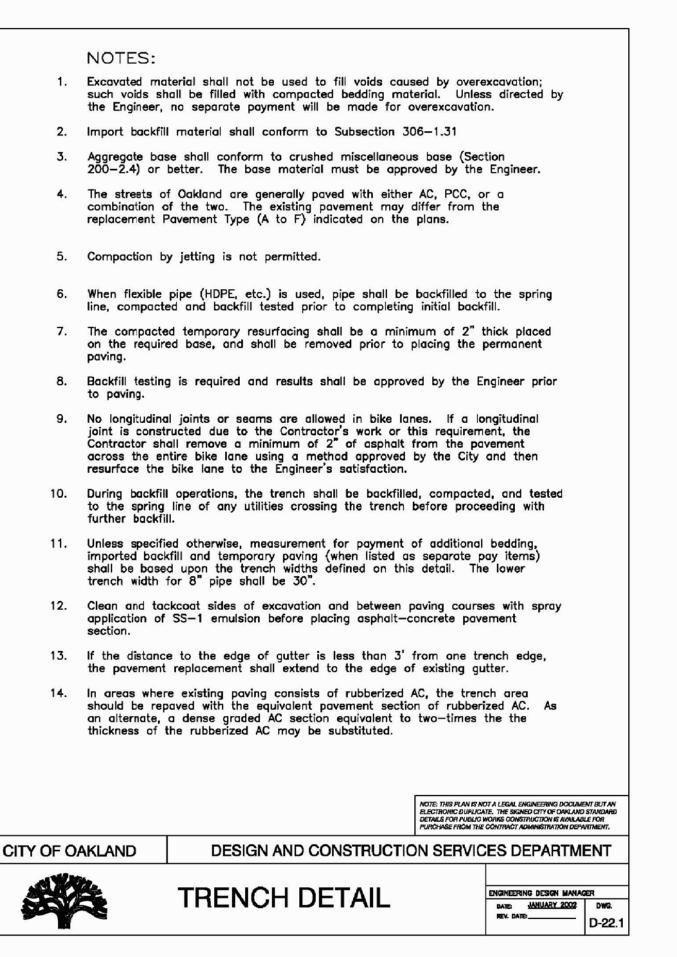














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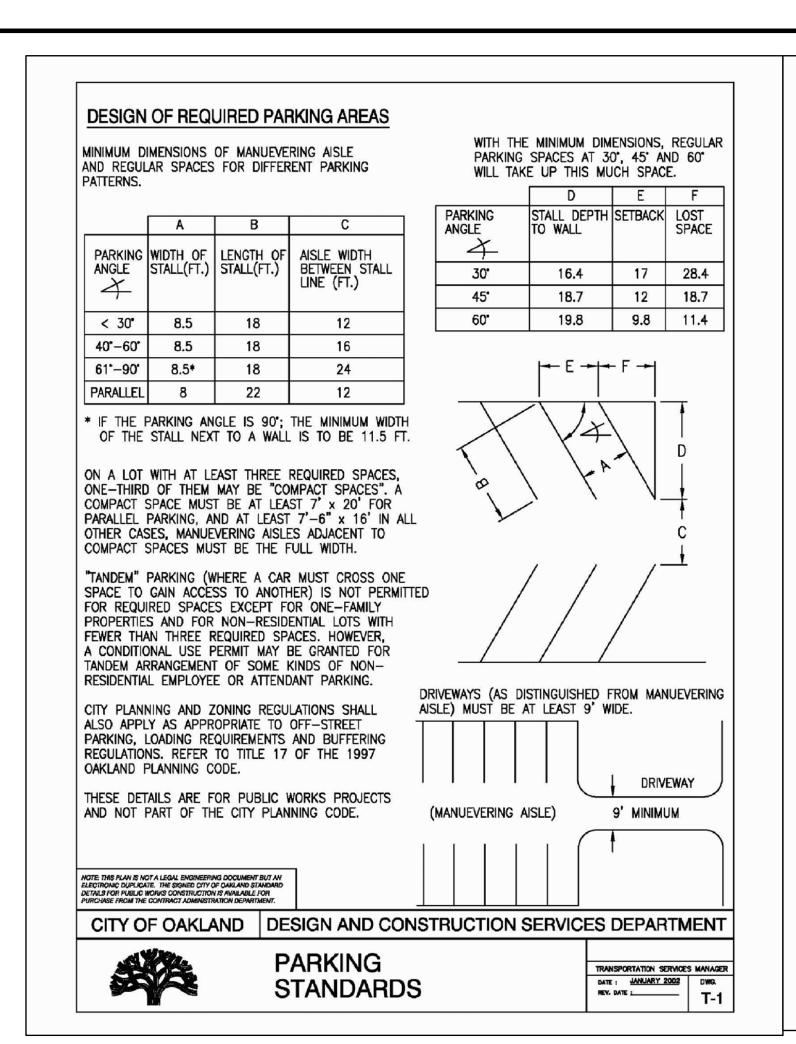
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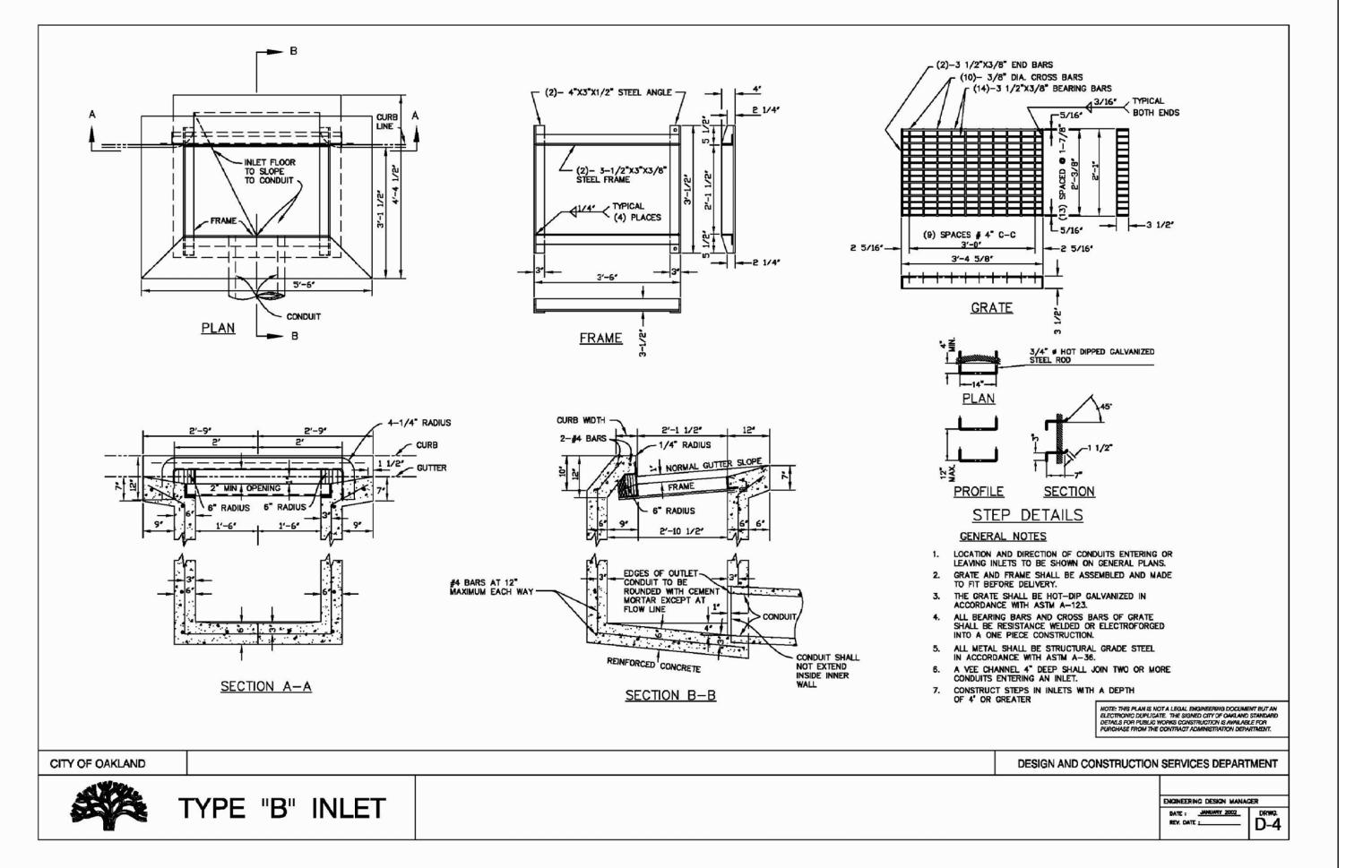
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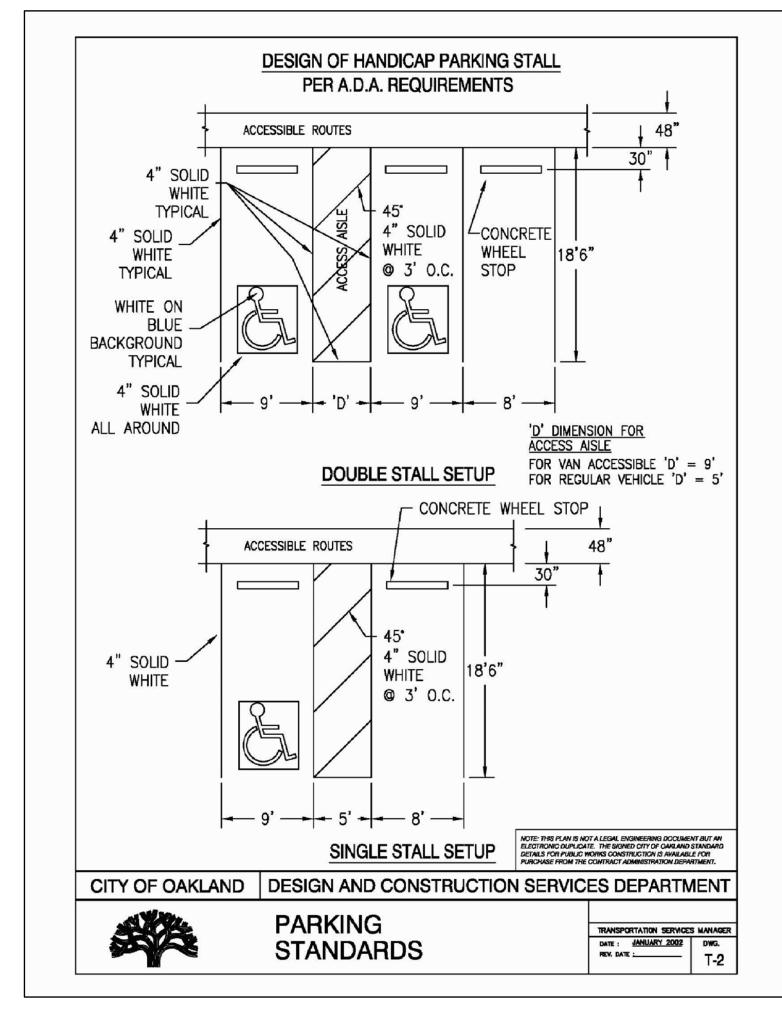
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15 - 25 **DETAILS** SHEET- 3 sheet number











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checked RAMAN PATEL

job number 15 - 25

drawing

DETAILS SHEET-4

sheet number

GENERAL NOTES:

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE COUNTY OF ALAMEDA STANDARD CONSTRUCTION SPECIFICATIONS AND IMPROVEMENT STANDARDS. WHERE INCONSISTENCIES EXIST, THE LATEST EDITION SHALL TAKE PRECENDENCE.
- 2. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH SECTION G6-12 OF THE STANDARD CONSTRUCTION SPECIFICATIONS AND AS DIRECTED BY THE COUNTY INSPECTOR. SAFE VEHICULAR AND PEDESTRIAN ACCESS
- SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.

 3. THE CONSULTING ENGINEER SHALL NOTIFY THE COUNTY OF ALAMEDA CONSTRUCTION INSPECTION OFFICE UPON COMPLETION OF STAKING. (PHONE NO. ______)
- THE CONTRACTOR SHALL NOTIFY THE COUNTY OF ALAMEDA CONSTRUCTION INSPECTION OFFICE TWO WORKING DAYS PRIOR TO THE INTENTION TO COMMENCE WORK. THE CONTRACTOR SHALL NOT START ANY GRADING UNTIL THE COUNTY COMPLETES A PRECONSTRUCTION MEETING. (PHONE NO. _______)
- 5. THE COUNTY OF ALAMEDA IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE CALL PROGRAM. THE CONTRACTOR OR ANY SUB-CONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. TWO WORKING DAYS IN ADVANCE OF PREFORMING ANY EXCAVATION WORK BY CALLING THE TOLL FREE NUMER: 1-800 227-2600. THOMAS BROTHERS MAP PAGE___37__ INDEX_C2___, 19_99_ EDITION.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRCTORS EXPENSE.
- THE CONTRCTORS EXPENSE.

 7. ALL SERVICE SEWERS SHALL HAVE FOUR TO FIVE FEET OF COVER AT PROPERTY LINE

OR RIGHT OF WAY, UNLESS OTHERWISE NOTED ON PLANS.

- 8. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SECTION 11 OF THE COUNTY OF ALAMEDA IMPROVEMENT STANDARDS.
- 9. WHENEVER THE WORK AREA IS ADJACENT TO A TRAFFIC LANE AND THERE IS A CUT, DITCH OR TRENCH MORE THAN TWO INCHES DEEP, THE CONTRACTOR SHALL MAINTAIN CONTINUOUS BARRICADES SPACED AT APPROXIMATELY 20—FOOT INTERVALS FOR THE FIRST 100 FEET FROM THE BEGINNING OF THE CUT, DITCH OR TRENCH, AND AT APPROXIMATELY 50— FOOT INTERVALS THEREAFTER. IF THE CUT, DITCH TRENCH IS MORE THAN TEN FEET FROM A TRAFFIC LANE, THE BARRICADE SPACING MAY BE GREATER BUT NOT EXCEED 200 FEET.
- 10. UNLESS SPECIFICALLY SET FORTH AS SPECIAL PROVISIONS, ALL MARKED LANES OF TRAFFIC SHALL BE UNOBSTRUCTED ON <u>WEST HARRIS ROAD</u>

 IN EACH DIRECTION DURING PEAK TRAFFIC HOURS OF 7:00 TO 8:00 A.M. AND 3:00 TO 6:00 P.M. A TRAFFIC LANE SHALL BE CONSIDERED UNOBSTRUCTED IF IT IS SURFACED WITH ASPHALT AND IS AT LEAST TEN FEET WIDE.
- 11. NO PAVEMENT WORK WILL OCCUR WQITHIN THE ROAD RIGHT OF WAY PRIOR TO COMPLETION OF ANY NECESSARY UTILITY POLE RELOCATION WITHIN THAT RIGHT OF WAY.

WATER NOTES:

- 1. WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED BY IN ACCORDANCE WITH THE ARCADE WATER DISTRICT (DISTRICT) STANDARD SPECIFICATIONS (GREENBOOK) AND "STANDARD SPECIAL PROVISIONS AND STANDARD DRAWINGS FOR WATER FACILITIES CONSTRUCTION", A COPY OF THESE DOCUMENTS SHALL BE ON THE JOBSITE AT ALL TIMES.
- 2. THE DISTRICT SHALL BE NOTIFIED AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, ANY REQUIRED CONNECTION TO DISTRICT FACILITIES, AND ANY PROPOSED SHUTDOWN OF DISTRICT UTILITIES.
- 3. CONNECTION TO DISTRICT FACILITIES SHALL BE IN STRICT ACCORDANCE WITH THE STANDARD SPECIAL PROVISIONS. ONLY DISTRICT PERSONNEL SHALL OPERATE EXISTING VALVES.
- 4. THE DISTRICT SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO REQUIRED INSPECTIONS, AND SHALL BE PROVIDED ACCESS TO THE WORK FOR INSPECTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF TEMPORARY PLATING OR BACKFILL, AND RE-EXCAVATION BY THE CONTRACTOR.
- 5. THE DISTRICT SHALL BE FURNISHED WITH THREE COPIES OF APPROVED CONSTRUCTION PLANS PRIOR TO THE START OF CONSTRUCTION.
- 6. A PRECONSTRUCTION CONFERENCE WITH REPRESENTATIVES FROM ALL AFFECTED AGENCIES AND THE CONTRACTOR SHALL BE HELD ON THE JOB SITE AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 7. THE CONTRACTOR SHALL OBTAIN ALL CITY AND OR COUNTY PERMITS PRIOR TO THE START OF CONSTRUCTION.
- 8. MAIN PIPELINES SHALL HAVE A MINIMUM COVER (MEASURED FROM TOP OF PIPE TO FINISHED GRADE) OF 36 INCHES. CURBS, IF APPLICABLE, SHALL BE INSTALLED (OR STAKED FOR LINE AND GRADE) PRIOR TO THE INSTALLATION OF WATER SYSTEM FACILITIES.
- 9. VALVE BOXES OR OTHER SURFACE APPURTENANCES SHALL NOT BE LOCATED WITHIN A DITCH, GUTTER OR OTHER DRAINAGE FACILITY.
- 10. ALL FIRE HYDRANTS SHALL HAVE A CONCRETE PAD PLACED AROUND THEM.
- 11. SERVICE LATERALS SHALL BE INSTALLED BEHIND THE CURB PRIOR TO PAVING OF THE STREET. THE SERVICES SHALL BE EXTENDED TO THEIR FINAL LOCATION PRIOR TO PRESSURE TESTING OF THE WATER SYSTEM.
- 12. SEPARATION BETWEEN AND SPECIAL CONSTRUCTION OF WATER AND SEWER (SANITARY AND STORM) FACILITIES SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE DEPARTMENT OF HEALTH SERVICES AND THE COUNTY HEALTH DEPARTMENT.
- 13. METER BOXES SHALL BE INSTALLED DIRECTLY BEHIND THE CURB WHETHER SIDEWALK IS DIRECTLY BEHIND THE CURB OR NOT.
- 14. METER BOXES INSTALLED BEHIND ROLLED CURB OR WITHIN DRIVEWAYS SHALL HAVE TRAFFIC LIDS.
- 15. ALL VALVE BOXES SHALL BE ADJUSTED TO THE FINISHED PAVEMENT GRADE UPON COMPLETION OF THE PAVEMENT. IF, IN THE OPINION OF THE DISTRICT, THE SURFACE COURSE OF PAVEMENT IS NOT COMPLETED WITHIN A REASONABLE AMOUNT OF TIME AFTER THE BASE COURSE OF PAVEMENT IS COMPLETED, VALVE BOXES SHALL BE INITIALLY ADJUSTED TO THE FINISHED GRADE OF THE BASE COURSE, TO ALLOW THE DISTRICT OPERATE THE VALVES PRIOR TO COMPLETION OF THE PAVEMENT.
- 16. ONLY BACKFLOW PREVENTOR ASSEMBLIES THAT ARE APPROVED BY THE DISTRICT ARE ACCEPTABLE FOR USE FOR CROSS CONNECTION CONTROL. THE DISTRICT MAINTAINS A LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES. THE DISTRICT CROSS CONNECTION CONTROL SPECIALIST SHALL BE NOTIFIED, AT (____) _____, PRIOR TO INSTALLATION OF ANY BACKFLOW PREVENTION ASSEMBLY.

HDPE PIPES:

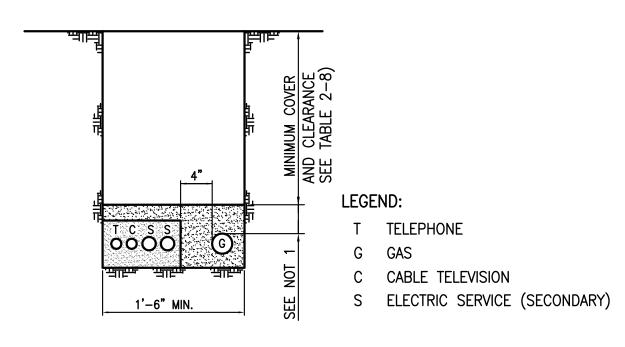
- 1. USE CONTROL DESNSITY BACKFILL SECTION 50-15, FOR LOCATIONS WHERE TUNNELING OCCURS UNDER EXISTING STORM DRAIN PIPES.
- 2. NO HDPE IS ALLOWED FOR STORM DRAIN LATERALS IN STREET INTERSECTIONS.

TRAFFIC NOTES:

A TRAFFIC PLAN SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO ALAMEDA COUNTY "CONSTRUCTION MANAGEMENT & INSPECTION DIVISION" FOR REVIEW AT LEAST 20 DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AN ENCROACHMENT PERMIT OR PLAN APPROVAL MUST FIRST BE OBTAINED PRIOR TO ANY WORK COMMENCING WITHIN THE COUNTY RIGHT— OF— WAY.

SIDEWALK CURB AND GUTTER NOTES:

- 1. ALL SITE IMPROVEMENT WORK SHALL BE DONE IN ACCORDANCE WITH COUNTY OF ALAMEDA PUBLIC WORKS AGENCY IMPROVEMENT STANDARDS.
- SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION.
 WHERE UNSUITABLE SUBGRADE MATERIAL IS ENCOUNTERED, REMEDIAL WORK
 TO BE DONE UNDER THE DIRECTION OF THE CITY ENGINEER, INCLUDES BUT
 IS NOT LIMITED TO, REMOVING UNSUITABLE MATERIAL AND PLACING A LAYER
 OF CLASS II AGGREGATE BASE UNDER THE INSTALLATION.
- 4. UNDERCUT SUBGRADE FOR GUTTER OR SIDEWALK SHALL BE FILLED WITH APPROVED GRANULAR MATERIAL.
- 5. EXISTING CONCRETE SHALL BE REMOVED AT EXPANSION OR WEAKENED PLANE JOINTS OR AT SAWCUTS.
- 6. SAWCUTS MUST BE FULL DEPTH.
- 7. NO UTILITY BOXES OR POLES WILL BE PERMITTED IN THE SIDEWALK AREA WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.
- 8. NEW WORK SHALL MATCH EXISTING IN SCORE AND COLOR.
- 9. NO CONCRETE SHALL BE PLACED UNTIL THE CITY ENGINEER HAS INSPECTED AND APPROVED FORMS AND SUBGRADE.
- 10. ALL EXPOSED EDGES SHALL BE ROUNDED WITH 1/2 INCH RADIUS TOOL.
- 11. ALL SURFACES SHALL BE BROOM FINISHED.
- 12. ALL SIDEWALK CONSTRUCTED ADJACENT TO CURBS SHALL BE POURED MONO-LITIC WITH CURB UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- 13. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A STATE LICENSED "CLASS A" CONTRACTOR. CONCRETE FLATWORK MAYBE PERFORMED BY A CONCRETE CONTRACTOR WITH A "CLASS C" LICENSE.
- 14. ALL PAVING SHALL BE COMPLETED NO LATER THAN 5 DAYS AFTER INSTALL—ATION OF UTILITY.
- 15. MINIMUM 6 INCHES OF ASPHALT SHALL BE REMOVED FOR INSTALLATION OF FORMS. FOR CURB AND GUTTER INSTALLATIONS AC SHALL BE BROUGHT TO FINISH GRADE OF FORMS AND TRANSITIONED AS REQUIRED BY THE CITY ENGINEER.
- 16. ALL ASPHALT REPAIRS SHALL BE FLUSH WITH THE ADJACENT SURFACES AT CONFORMS AND EDGES. MAXIMUM ALLOWABLE TOLERANCES SHALL BE .01 FEET LONGITUDINALLY AND .02 FEET TRANSVERSELY.
- 17. ALL FACE ANGLE INSTALLATIONS IN RETURNS SHALL MATCH EXISTING RADIUS OF CURB.



TYP. PG&E SERVICE TRENCH

NOTES:

- 1. PROVIDE BACKFILL (SAND OR NATIVE SOIL) CONTAINING NOT MORE THAN OCCASIONAL ROUNDED ROCKS LESS THAN 1/2 INCH IN DIAMETER 4 INCHES ABOVE ALL FACILITIES WITHIN THE TRENCH AREA.
- 2. ENSURE BACKFILL AND COMPACTION MEET ANY APPLICABLE PG&E, FEDERAL, STATE OR LOCAL REQUIREMENTS.
- 3. THE DEPTHS AND SEPARATION SHOWN ARE MINIMUMS. VARIANCES MAYBE REQUIRED IF INSTALLING LARGER—DIAMETER FACILITIES. GAS FACILITIES SHALL CONFORM TO THE PROVISIONS OF GENERAL ORDER 112E AND ELECTRIC FACILITIES TO THE PROVISIONS OF GENERAL ORDER 128.
- 4. PROVIDE ADDITIONAL DEPTH TO MAINTAIN THE REQUIRED SEPARARTION AND COVER IF GAS FACILITIES CROSS ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES.
- 5. ALTHOUGH SPACING BETWEEN SECONDARY, TELEPHONE AND CABLE TELEVISION IS RANDOM, ENSURE A 4 INCH CLEARANCE IS MAINTAINED BETWEEN THE NEAREST OF GROUPED FACILITIES AND GAS SERVICE. SEE TABLE 2-1 FOR COVER AND CLEARANCE REQUIREMENTS.
- 6. PRIVIDE CLEARANCE BETWEEN GROUPED FACILITIES TO ALLOW BACKFILL MATERIAL TO FLOW BETWEEN AND UNDERNEATH FACILITIES.

DRAINAGE NOTES:

- ALL CONSTRUCTION AND MATERIALS FOR DRAINAGE SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE COUNTY OF ALAMEDA IMPROVEMENT STANDARDS AND STANDARD CONSTRUCTION SPECIFICATIONS. WHERE DISCREPANCIES EXIST, APPROPRIATE NOTES SHALL BE ADDED TO THE PLANS, TAKING PRECEDENCE OVER THE STANDARD CONSTRUCTION SPECIFICATIONS.
- 2. THE MINIMUM COVER REQUIREMENTS DURING CONSTRUCTION FOR TEMPORARY CONSTRUCTION VEHICLE LOADING SHALL BE 4 FEET FOR METAL AND PLASTIC PIPES AND FOR 3 FEET FOR REINFORCED CONCRETE PIPE.
- 3. THE CONTRACTOR SHALL PLACE THE PROPER STRENGHTH PIPE IF TRENCH CONDITIONS ENCOUNTERED DIFFER FROM THE DESIGN TRENCH.
- **4.** DRAINAGE IN PUBLIC ROW AND DRAINAGE EASEMENTS SHALL CONFORM TO THE FOLLOWING:
- DRAINAGE PIPE MATERIAL MATERIAL SAHLL CONFORM TO SECTION 36 AND SECTION 50 (EXCLUDING 50-20), WHICH IS NOT ALLOWED) OF THE STANDARD CONSTRUCTION SPECIFICATION.
- DRAINAGE MANHOLES SHALL CONFORM TO SECTION 39 OF THE STANDARD CONSTRUCTION SPECIFICATIONS.

5. TESTING OF DRAINAGE SYSTEMS

DRAINAGE IN PUBLIC ROW AND DRAINAGE EASEMENTS SHALL CONFORM
TO THE FOLLOWING:

- DRAINAGE PIPES, INCLUDING DRAIN INLET LATERLAS, SHALL BE TESTED IN CONFORMANCE WITH SECTION 38-10 OF THE STANDARD CONSTRUCTION SPECIFICATION.
- STORM DRAIN MANHOLES SHALL BE TESTED IN CONFORMANCE WITH SECTION 39-4.02 OF THE STANDRAD CONSTRUCTION SPECIFICATIONS. STANDARD CONSTRUCTION SPECIFICATIONS.
- 6. RESILIENT CONNECTORS, IN CONFORMANCE WITH SECTION 39–2.02 AND STD DWG 9–7A OF THE STANDARD CONSTRUCTION SPECIFICATIONS, ARE REQUIRED BETWEEN PRE—CAST MANHOLE AND PIPE, AND BETWEEN PRE—CAST DROP INLET AND PIPE. WATER STOPS ARE REQUIRED FOR PIPE TO CAST—IN—PLACE MANHOLE/DROP INLET CONNECTIONS.
- 7. EROSION CONTROL STRUCTURES (STD DWG 9-27) SHALL BE CLASS B CONCRETE, NOT GROUTED COBBLE.
- 8. ALL DRAINAGE INLETS IN PUBLIC ROW AND DRAINAGE EASEMENTS SHALL
 HAVE A PERMANENT STORM DRAIN MESSAGE "NO DUMPING FLOWWS TO
 CREEK" OR OTHER APPROVED MESSAGE CONSISTENT WITH SECTION 9—14G
 AND STD. DWGS 11—10A AND 11—10B OF THE ALAMEDA COUNTY
 IMPROVEMENT STANDARDS.
- 9. "OWNER, AT OWNER SOLE COST AND EXPENSE, SHALL MAINTAIN THE PRIVATE DRAINAGE PIPELINE IN GOOD WORKING ORDER AND REPAIR COMMENSURATE WITH THE COUNTY'S STANDARDS FOR SIMILAR DRAINAGE PIPELINES SUCH THAT WATER FLOWS FREELY THROUGH THE SYSTEM AS AND WHEN WEATHER EVENTSOR OTHER SOURCES OF SURFACE WATER RUNOFF OCCUR. OWNER SHALL AT ALL TIMES TAKE ALL NECESSARY ACTION TO KEEP THE DRAINAGE PIPELINE FREE FROM DEBRIS, TRASH, FOLIAGE AND ANY OTHER OBSTRUCTION WHICH MAY DISRUPT, ALTER, IMPEDE OR CHANGE THE FLOW OF WATER. OWNER SHALL ALSO PERFORM ANY RELOCATION OF THE DRAINAGE PIPELINE PURSUANT TO THE STANDARD SPECIFICATIONS OF THE COUNTY SHOULD RELOCATION BE NECCESSARY DUE TO PIPE FAILURE OR BLOCKAGE AS DETERMINED NECESSARY BY THE COUNTY."

SEWER NOTES:

- 1. DIMENSIONS SHOWN ON PLANS ARE TO THE CENTERLINE OF PIPE AND OR MANHOLES, UNLESS OTHERWISE NOTED.
- 2. ALL MANHOLES SHALL BE 48" IN DIAMETER, UNLESS OTHERWISE SHOWN.
- 3. MANHOLES LOCATED OUTSIDE OD PAVED AREAS SHALL HAVE RIM SET TWELVE INCHES (12") ABOVE GROUND SURFACE OR TO GRADES AS NOTED.
- 4. MANHOLE VACCUM TESTING PER ASTM C1244-93 IS REQUIRED WITH THE ADDITION OF THE FOLLOWING CONSTRAINT: A MINIMUM OF 9 INCHES OF MERCURY SHALL BE HELD FOR A MINIMUM TIME OF ONE MINUTE.
- 5. SANITARY SEWER MAINS SHALL BE CONSTRUTED OF EXTRA STRENGHT (VCP) PIPE WITH TYPE II ALTERNATE BEDDING AND BACKFILL, UNLESS OTHERWISE NOTED.
- 6. CONTRACTOR SHALL USE SIX— FOOT (6') PIPE LENGTHS IN CURED SECTIONS. JOINT DEFLECTION SHALL COMPLY WITH COUNTY STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
- 7. SERVICE SEWERS SHALL BE CONSTRUCTED PER SAN MATEO COUNTY STANDARD DRAWING 7—5. ANY SEWER SERVICE ENTERING A MANHOLE SHALL BE INSTALLED WITH THE INVERT ELEVATION OF THE SERVICE PIPE MATCHING THE CROWN ELEVATION OF THE EXIT SEWER EXCEPT WHEN AN INTERNAL DROP CONNECTION IS USED. IF THE MANHOLE AT THE END OF A CUL—DE—SAC IS CONSTRUCTED WITH A PRECAST BASE, THE INVERT OF ANY SERVICE STUBS SHALL BE A MINIMUM OF ONE INCH ABOVE THE INVERT OF THE EXIT PIPE.
- 8. ALTERNATIVE FOR VCP RESIDENTIAL FOUR INCH (4") SERVICE SEWER PIPE IS ACRYLONITRILE—BUTADIENE—STYRENE (ABS) SOLID PIPE. 4" ABS SOLID PIPE AND FITTING SHALL CONFORM TO AND MEET THE REQUIREMENTS OF ASTM DESIGNATION D2661, SDR 18.99 MINIMUM WALL THICKNESS 0.237 INCHES.
- 9. CONSTRUCTION OF A CLEANOUT TO GRADE FOR ALL SEWER SERVICES IS REQUIRED PER STANDARD DRAWING 7-9. CONSTRUCTION OF THE TOP 1' OF THE CLEANOUT RISER MAY BE DELAYED UNTIL THE INSTALLATION OF THE BUILDING SEWER AT THE OPTION OF THE DEVELOPER, EXCEPT WHERE THE WATER MAIN IS TO BE INSTALLED BEHIND SIDEWALK (REFER TO NOTE 10: STANDARD DRAWING 7-5). IF THE CONSTRUCTION OF THE TOP 1' OF THE RISER IS DELAYED, THE LOCATION OF THE SERVICE SHALL ACCURATELY BE STAKED WITH A 4"x 4" POST.
- 10. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGE TO THE EXISTING SYSTEM. PLUGS MUST BE INSTALLED IN EXISTING MANHOLES AS NECCESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE CONNECTIONS. MORTAR AND BRICKS OR MECHANICAL DEVICE PLUGS MUST BE USED: INFLATABLE DEVICES ARE NOT SATISFACTORY.
- 11. COUNTY SANITATION DISTRICT 1 REQUIRES THE CONTRACTOR TO VIDEO RECORD ALL SEWER MAINS AND DRAIN LINES FORM SIC INCH (6") TO AND INCLUDING THIRTY SIX INCH (36") DIAMETER IN ACCORDANCE WITH SECTION 38 OF THE ALAMEDA COUNTY STANDARD CONSTRUCTION SPECIFICATIONS. ADDITIONAL INFORMATION AND ASSIGMENT OF SEWER MANHOLE NUMBERS MAY BE OBTAINED AT THE WATER QUALITY DEPARTMENT CUSTOMER SERVICE OFFICE AT 10545 ARMSTRONG AVENUE, SUITE 101 MATHE, CA 95655. THE INSPECTION RECORD SHALL BE PROVIDED TO ALAMEDA COUNTY WATER QUALITY DIVISION STAFF FOR REVIEW PRIOR TO ACCEPTANCE OF SEWER IMPROVEMENT.

III MW



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> tel: (415)957-2750 fax: (415)957-2780

DESIGNER



KP ASSUUIAIES, INU

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PLEASANT HILL, CA 94523



revisions

 number
 date

 APPROVAL
 07-02-15

 PLAN CHECK
 08-27-15

 PZ /PX PERMIT
 09-09-15

BID SET 09-24-15

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issue date
OCTOBER 2015

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drawn R P

file name

checked RAMAN PATEL

job number 15 - 25

drawing NOTES

sheet number





2. INTERNATIONAL BLVD. SIDEWALK **LOOKING WEST**



3. INTERNATIONAL BLVD. SIDEWALK **LOOKING WEST**



4. INTERNATIONAL BLVD. AND 94TH AVE. AT SOUTH - WEST CORNER



5. INTERNATIONAL BLVD. SIDEWALK LOOKING EAST FROM 94TH AVENUE



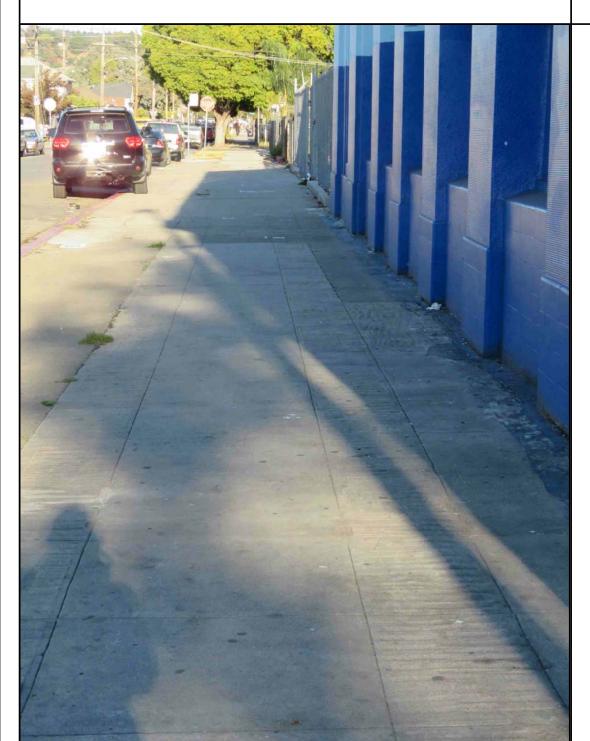
6. 94TH AVENUE SIDEWALK LOOKING NORTH FROM INTERNATIONAL BLVD.



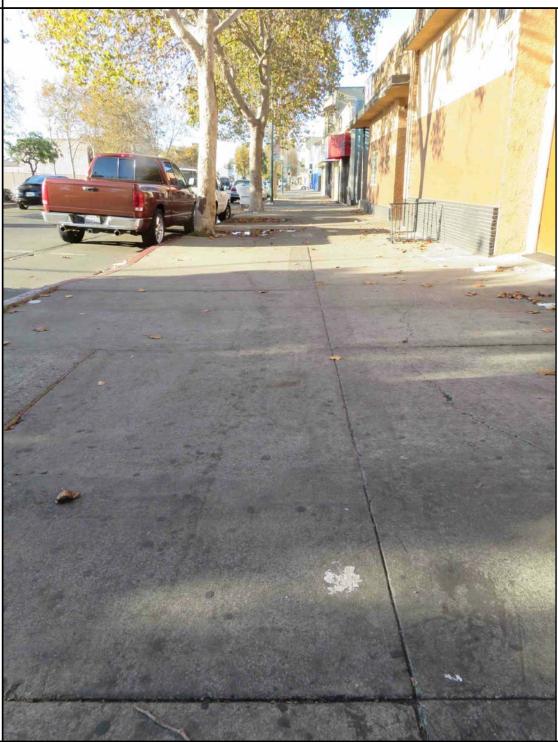
7. 94TH AVENUE SIDEWALK LOOKING NORTH FROM INTERNATIONAL BLVD.



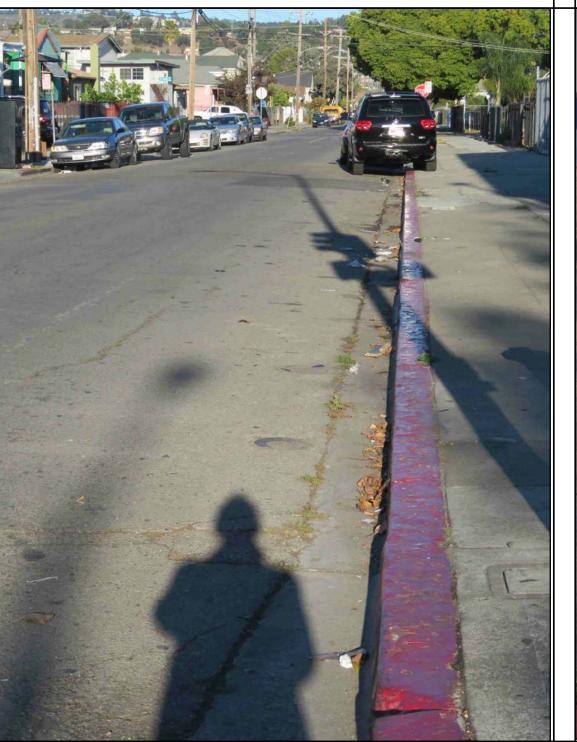
8. 94TH AVENUE SIDEWALK LOOKING NORTH



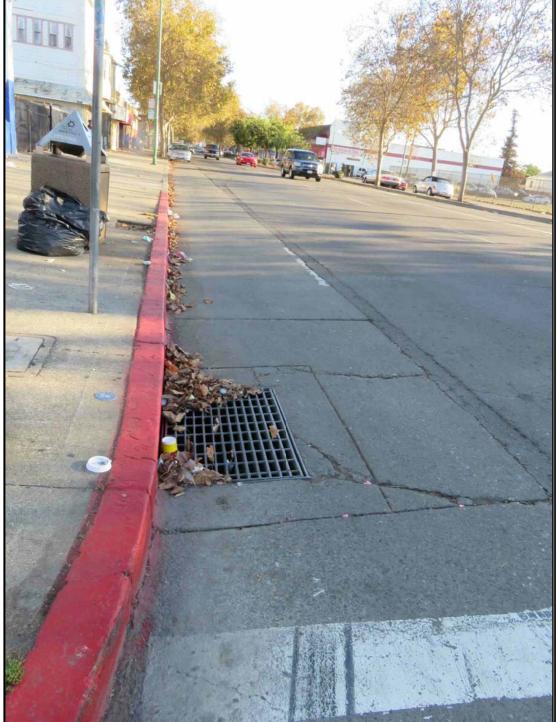
9. 94TH AVENUE SIDEWALK LOOKING NORTH



10. INTERNATIONAL BLVD. SIDEWALK LOOKING NORTH



11. 94TH AVENUE PAVEMENT LOOKING NORTH FROM INTERNATIONAL BLVD.



12. INTERNATIONAL BLVD. PAVEMENT LOOKING EAST FROM 94TH AVENUE





San Francisco, California

tel: (415)957-2750 fax: (415)957-2780





APPROVAL 07-02-15

PLAN CHECK 08-27-15 PZ /PX PERMIT 09-09-15 BID SET 09-24-15

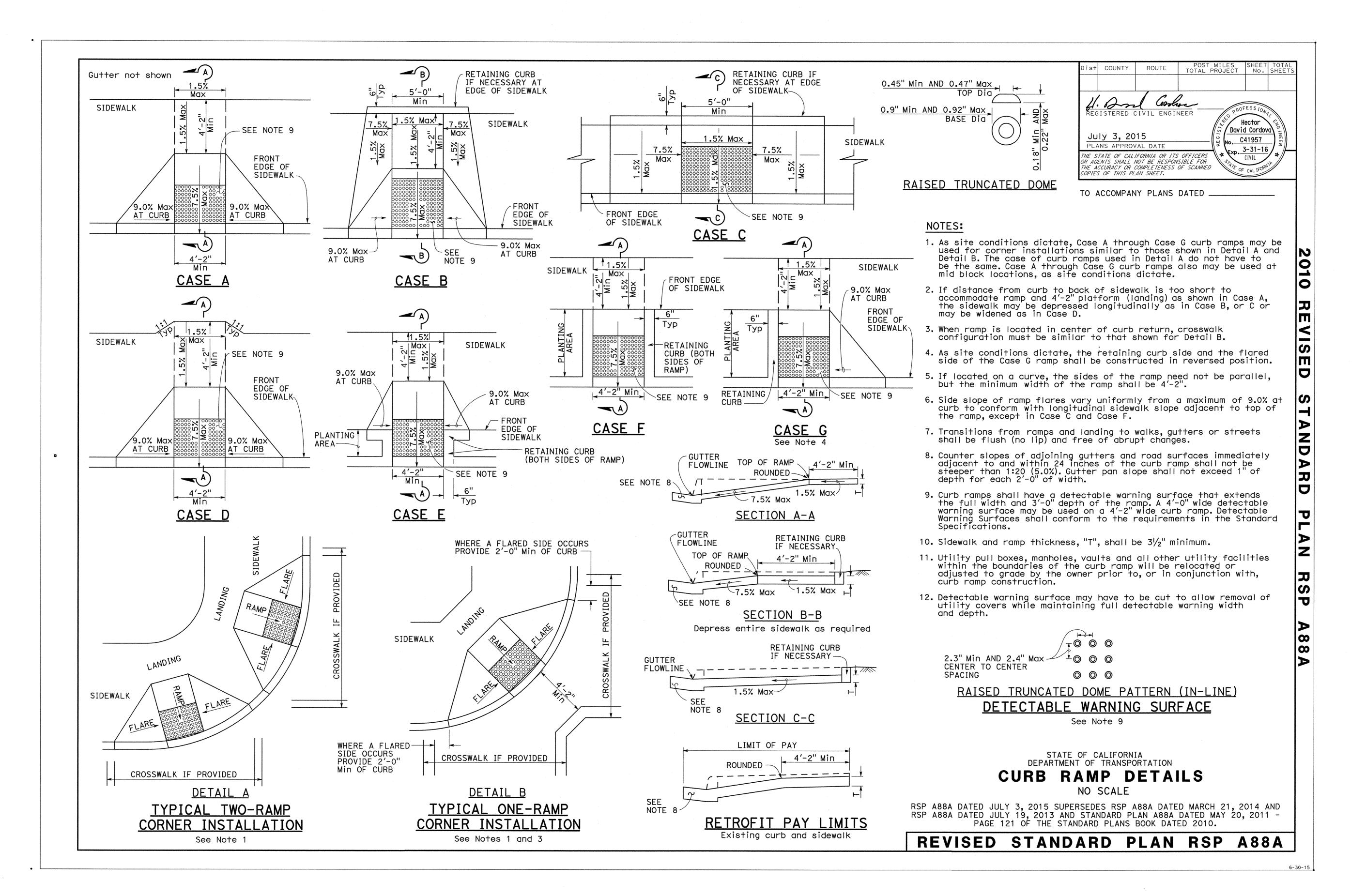
94th AND INTERNATIONAL

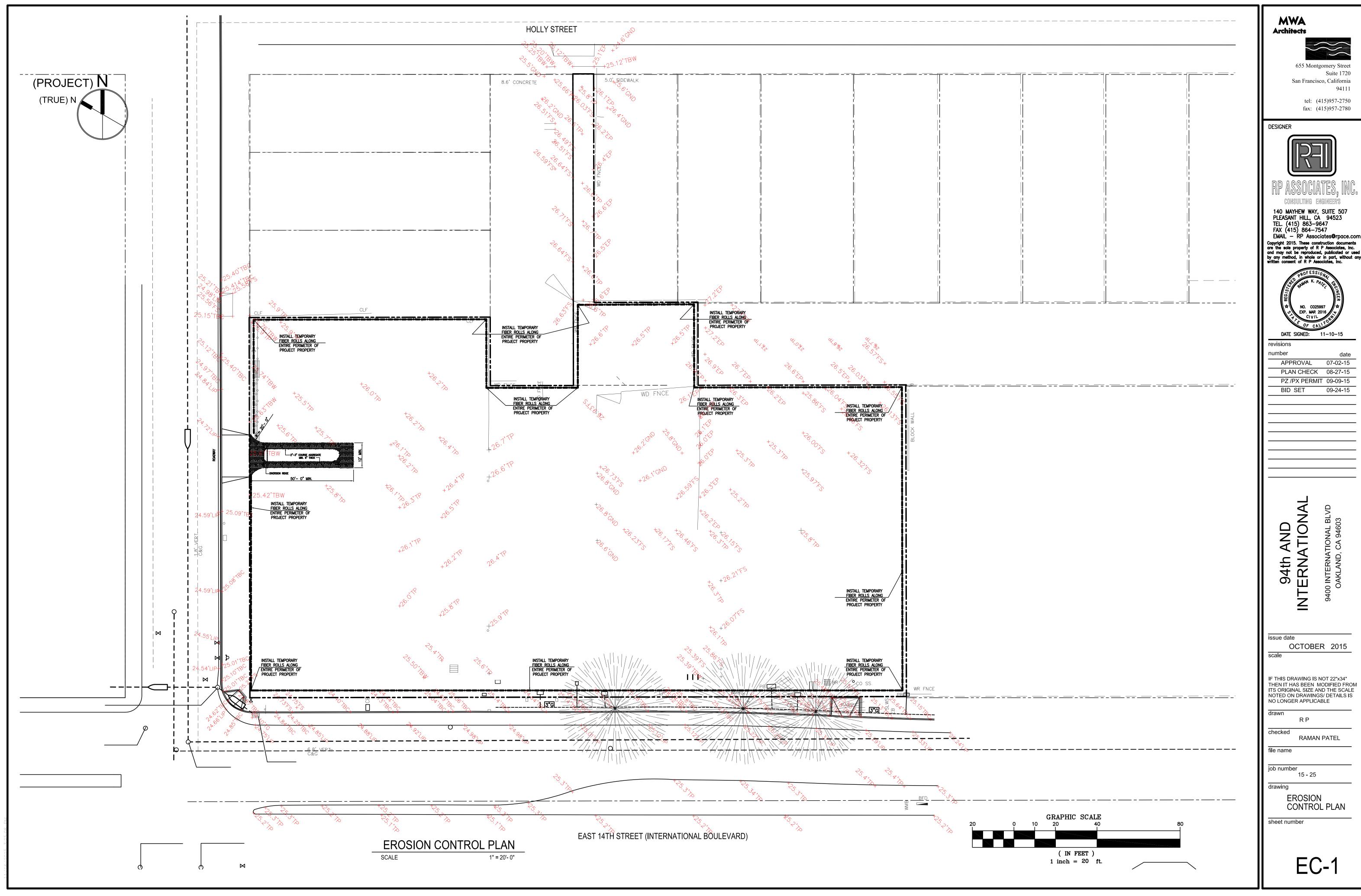
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RAMAN PATEL

SITE **PICTURES**







(perimeter protection recommended).

"Construction Site Entrances"

4"-6" angular rock (6-12" depth) 12 feet min. width

Geotextile liner under rocks.

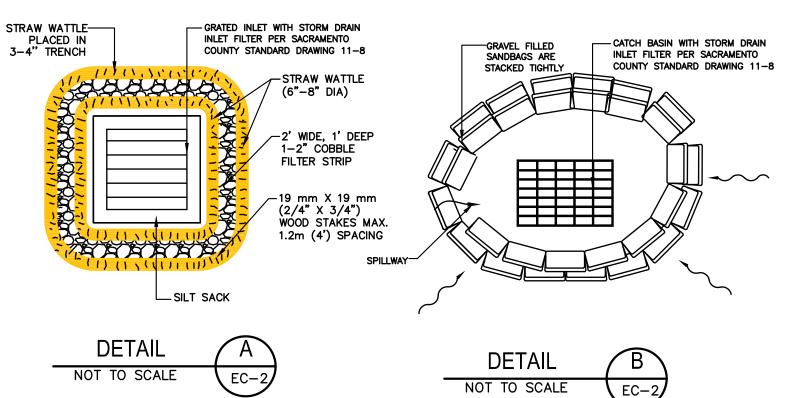
"Concrete Washout Area"

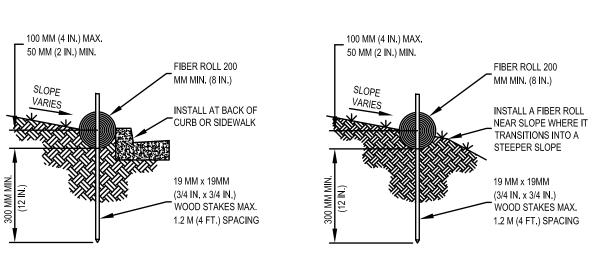


"Drain Inlet Protection"



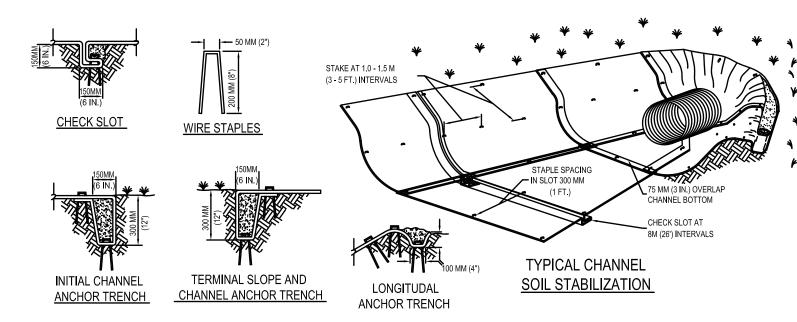
Silt sacks must be maintained weekly and after every rain event.





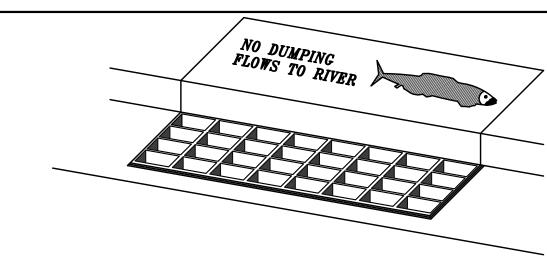
STRAW WATTLE DETAIL

NOT TO SCALE



EROSION CONTROL BLANKET DETAIL

NOT TO SCALE



- STORM DRAIN MESSAGE SHALL BE APPROVED BY THE COUNTY OF SACRAMENTO.
- 2. STORM DRAIN MESSAGE SHALL BE APPLIED IN SUCH A WAY AS TO PROVIDE A CLEAR LEGIBLE MESSAGE.
- 3. DIMENSIONS OF STORM DRAIN MESSAGE SHALL NOT EXCEED 12"x33". THE LETTERS SHOULD BE A MINIMUM 1.5 INCHES IN HEIGHT.
- 4. IF STAMPED IN CONCRETE, THE DEPTH SHOULD BE APPROXIMATELY 0.25 INCHES.

"A PUBLIC NOTICE SHALL BE PLACED ADJACENT TO ALL DRAIN INLETS IN ACCORDANCE WITH THE DETAIL ABOVE"

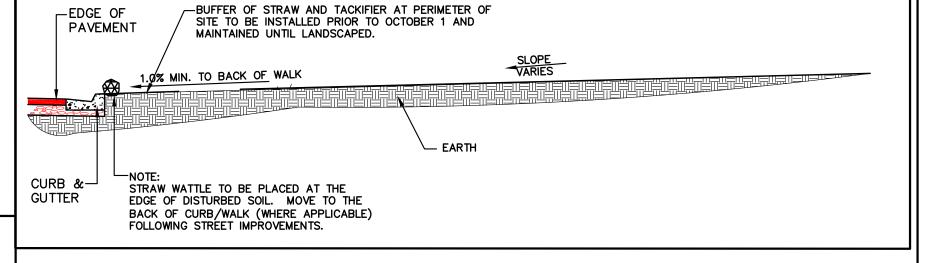
PUBLIC NOTICE

NOT TO SCALE

BMP SCHEDULE										
CONSTRUCTION PHASE	WET SEASON (OCT 1 - APRIL	30)	YEAR ROUND						
	HYDROSEEDIN	STRAW &	PRESERVATION OF EXISTING VEGETATION	FIBER ROLLS	DUST CONTROL	STORM DRAIN INLET PROTECTION	DEWATERING	DI STENCILING	STABILIZED CONSTRUCTION ENTRANCE	MATERIAL 4 WASTE DISPOSAL
PRE-GRADING										
ON-SITE EARTHWORK										•
UNDERGROUND WORK										
STORM DRAIN IMPROVEMENTS										
PUBLIC STREET IMPROVEMENTS										
PAVEOUT/ SIDEWALK WORK										
POST - CONSTRUCTION						Until impro	ovements are by the County			

GOOD HOUSEKEEPING PRACTICES TABLE

	BEST MANAGEMENT PRACTICE	LOCATION	IMPLEMENTATION SCHEDULE	MAINTENANCE SCHEDULE
	SOLID WASTE MANAGEMENT	THROUGHOUT THE PROJECT SITE	PRIOR TO GENERATION OF ONSITE WASTE	COLLECT TRASH DAILY, PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE.
	MATERIAL DELIVERY AND STORAGE	AS DETERMINED BY CONTRACTOR	AT THE TIME OF MATERIAL DELIVERY	PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING AND FENCING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIAL. RELOCATE STORAGE AREA TO BUILDING SHELL WHEN POSSIBLE. INSPECT BERMING, PALLETS COVERINGS AND CONTAINERS WEEKLY.
	CONCRETE WASTE	AS DETERMINED BY CONTRACTOR	PRIOR TO DELIVERY OF CONCRETE	INSPECT DAILY CONTROL RUNOFF. PROVIDE A DESIGNATED AREA FOR TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASHOUT. DISPOSE OF HARDENED CONCRETE WASTE. CONCRETE TRUCKS SHALL NEVER DUMP WASTE INTO CITY STORM DRAINS. INSPECT WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
	PAINT AND PAINTING SUPPLIES	THROUGHOUT THE PROJECT SITE	PRIOR TO PAINTING	PROVIDE INSTRUCTION TO EMPLOYEES AND SUB— CONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE. USE AND CLEANUP, INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
	VEHICLE FUELING, MAINTENANCE AND CLEANING	AS DETERMINED BY CONTRACTOR	PRIOR TO ONSITE EQUIPMENT STORAGE	PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONT— AINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PAN. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM.
	SANITARY SEWER FACILITIES	AS DETERMINED BY CONTRACTOR	PRIOR TO MAINTAINING ONSITE WORK FORCE	INSPECT CONTAINMENT WEEKLY. INSPECT OR REMOVE WASTES WEEKLY OR MORE OFTEN AS APPROPRIATE. POVIDE TEMPO RARY SANITARY SEWER FACILITIES DURING SITE CONSTRUCTION.
* * * *	PAVED ROADS	AT STABILIZED CONSTRUCTION ACCESS	FROM INITIAL GRADING TO COMPLETION OF ONSITE PAVING	SWEEP WEEKLY OF MORE OFTEN AS APPROPRIATE. ALL SEDIMENT DEPOSITED ON PAVED ROADS SHALL BE SWEPT AND FREE OF SEDIMENT AT THE END OF EACH WORKING DAY.
*	ALL EROSION + SEDIMENT + CHEMICAL CONTROL MEASURES	THROUGHOUT THE PROJECT SITE	SEE BMP INSTALLATION SCHEDULE, THIS SHEET	BMP'S SHALL BE INSPECTED REGULARLY BEFORE, DURING AND AFTER ANY STORM EVENT AND REPAIRED ACCORDINGLY.



TYPICAL SITE PERIMETER

NOT TO SCALE

MWA Anchitects

), seconda

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DESIGNER



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94th AND
INTERNATIONAL
9400 INTERNATIONAL BLVD

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drawing EROSION CONTROL

DETAILS

sheet number

EC-2

EROSION AND SEDIMENT CONTROL NOTES:

- 1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH COUNTY OF ALAMEDA IMPROVEMENT STANDARDS, CURRENT EDITION, AND THE CITY AND COUNTY OF OAKLAND EROSION AND SEDIMENT CONTROL GUIDELINES DATED NOVEMBER 2014.
- 2. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL INSTALLED AND MAINTAINED DURING WET SEASON (OCTOBER 1 THROUGH APRIL 30) SEDIMENT CONTROL (BMP'S) SHALL BE INSTALLED AND MAINTAINED ALL YEAR.
- 3. ALL DRAINAGE INLETS IMMEDIATELY DOWSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS, YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE COUNTY.
- 4. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER STANDARD DRAWING 11-1 WHERE CONSTARUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
- 5. ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30), HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15, HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD.
- 6. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING, SEDIMENT CONTROL BMP'S, SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
- 7. SEDIMENT CONTROL BMP'S SHALL BE PLACED ALONG THE PROTECTED PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED YEAR ROUND UNTIL CONSTRUCTION IS COMPLETE OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
- 8. EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT. THIS PERMIT REQUIRES THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHANGING SITE CONDITIONS AND THE SWPPP IS TO BE AVAILABLE ON SITE AT ALL TIMES FOR REVIEW BY STATE AND LOCAL INSPECTORS.

CONTRACTOR RESPONSIBILITY:

- 1. ONCE THE CONTRACTOR AND SUB-CONTRACTORS ARE SELECTED AND PIOR TO ANY WORK ON THE PROJECT, THE FOLLOWING SHALL BE PERFORMED:
- A. ALL EROSION CONTROL BMP'S. SHALL BE IN PLACED PRIOR TO ANY STORM EVENTS.
- B. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- C. DUST CONTROL TO BE MAINTAINED AT ALL TIMES DURING GRADING AND CONSTRUCTION.
- D. PLACED FIBER ROLLS AT LOCATIONS SHOWN HERE ON.
- E. INITIATE AND UPGRADE THE PROJECT LOG BOOK.
- F. ALL BMP'S SHALL BE INSPECTED BEFORE, DURING AND AFTER EACH STORM EVENTS.
- G. STABILIZED CONSTRUCTION ENTRANCE TO BE INSPECTED DAILY DURING PERIODS OF HEAVY USAGES, WEEKLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL WITH MAINTENANCE PROVIDED AS NESCESSARY. PERIODIC TOP DRESSING SHALLBE DONE AS NEEDED.
- H. ALL WET FILTERING TO BE INSPECTED AND CLEANED OF DEBRIS DAILY.
 BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS.
- 2. PROJECT EMERGENCY "24 HOUR" CONTACT IS: ____

DEWATERING PROCEDURES:

ALL STORM RUNOFF SHALL BE VACCUMED UP FROM A CHEMICAL DRY TRUCK OR SIMILAR SEWAGE DISPOSAL PUMPER TRUCK. THIS INCLUDES STANDING WATER OR SEDIMENT TRAP LOCATIONS. NO RUNOFF SHALL BE ALLOWED INTO PUBLIC STORM DRAIN SYSTEM. IF COLLODIAL SOILS ARE TO BE ENCOUNTER DURING CONSTRUCTION THEN AN EFFECTIVE TREATMENT SHALL BE PROPOSED PER CITY OF OAKLAND STANDARDS AND APPROVAL.

CONSTRUCTION NOTES:

- 1. ALL DRAINAGE INLETS IN PUBLIC "ROW" AND DRAINAGE EASEMNETS SHALL HAVE A PERMANENT MESSAGE "NO DUMPING-FLOWS TO CREEK" OR OTHER APPROVED MESSAGE CONSISTENT WITH SECTION 9-14G AND STANDARD DRAWINGS 11-10B OF THE ALAMEDA COUNTY IMPROVEMENT STANDARDS.
- 2. REFER TO SITE CONSTRUCTION PLANS (DESIGNED BY RP ASSOCIATES, INC.) FOR EARTH WORK QUANTITIES.
- 3. POST CONSTRUCTION PHASE- ALL DISTURED SOIL AREAS WILL BE STABILIZED WITH HARDSCAPE OR LANDSCAPING.
- 4. ALL ON SITE ROUTINE MAINTENANCE, FUELING AND WASHING OF VEHICLES AND EQUIPMENT SHALL BE CARRIED OUT IN LOCATIONS AWAY FROM PROTEDTED WATER WAYS AND STORM DRAINS. THE MAINTENANCE AREAA MUST BE PORPERLY CONTAINED BY EARTHEN-BERMS, SANDBAGS OR OTHER BMP'S AS DEPICTED IN THE CASQA BMP SHEETS (SHEET NS-8, ATTACHMENT B), SO THAT SPILS CAM IMMEDIATELY DETAINED AND REMEDIATED.
- 5. ALL CONSTRUCTION MATERIALS WILL BE STORED AT THE STAGING AREA. PROPER USE, STORAGE AND MAINTENACE OF POTENTIAL POOLUTANTS ASSOCIATED WITH CONSTRUCTION ACTIVITIES NEEDS TO BE USED. MATERIALS THAT COULD POTENTIALLY \POLLUTE RUNOFF WILL BE STORED AND MAINTAINED ACCORDING TO LACAL, STATE AND FEDERAL REGULATIONS. BMP'S SHALL BE USED TO PREVENT AND OR ELIMINATE POTENTIAL POLLUTANTS FROM REACHING PROTECTED WATER FEATURES AND STORM WATER DRAINS. REFER TO CASQA BMP SHEET NS-10 IN ATTACHMENT B FOR TYPICAL EXAMPLES OF SUCH BMP'S.
- 6. ESTABLISHING DESIGNATED ON-SITE COVERED WASTE COLLECTION AREAS AND THE DAILY COLLECTION OF REFUSE WILL MAXIMIZE THE PREVENTION AND REDUCTION OF POLLUTANTS. THE PORPER TRAINING OF ALL EMPLOYEES AND SUBCONTRACTORS SHALL BE IMPLEMENTED IN ORDER TO INFORM ALL PARTIES ABOUT PROPER HANDLING USE AND DISPOSAL OF MATERIALS DEEMED TO BE DELETERIOUS TO HUMAN HEALTH OR THE ENVIRONMENT. SOME OF THESE MATERIALS MAY INCLUDE, BUT ARE LIMITED TO, PETROLEUM PRODUCTS SUCH AS OILS, FUELS GREASE AND HEBIRCIDES AND PESTICIDES. REFER TO CASQA BMP SHEETS WM-1, WM-2, WM-4, WM-5, WM-6 AND WM-7 (IN ATTACHMENT B) FOR SPECIFIC BMP'S MEASURES REGARDING PROPER MATERIAL AND WASTE MANAGEMENT.
- 7. DUST CONTROL MEASURES ARE TO BE PROVIDED DURING ANY GRADING OR EARTH MOVING ACTIVITIES AND FOR ALL FILL PILES, AND UNSTABILIZED EXPOSED SOLIS. THE APPLICATION OF WATER VIA WATER TRUCK IS A TYPICAL DUST CONTROL MEASURE. THIS MEHOD TYPICALLY REQUIRES REAPPLICATION AT A RECOMMENDED RATE OF APPROXIMATELY 0.125 GAL/ YD2 EVERY 20 TO 30 MINUTES. CAUTION MUST BE TAKEN PREVENT WATER APPLICATION IN EXCESS OF SOIL ADSORPTION RATES WHICH COULD RESULT IN SEDIMENT-LADEN RUNOFF BEING DEPOSITED IN UNWANTED AREAS. REFER CASQA BMP SHEETA (ATTACHMENT B) FOR ADDITIONAL INFORMATION ON PROPER WIND EROSION CONTROL PRACTICES.
- 8. DETAILED DESIGN, INSTALLATION AND MAINTENANCE PROCEDURES FOR TYPICAL CONSTRUCTION SITE BMP's ARE INCLUDED IN ATTACHMENT B (CALIFORNIA STORM WATER QUALITY ASSOCIATION STORMWATER BMP SHEETS).

GENERAL SWPPP NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE COUNTY OF ALAMEDA IMPROVEMENT STANDARDS.
- 2. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). SEDIMENT CONTROL BMP'S SHALL BE INSTALLED AND MAINTAINED YEAR ROUND.
- 3. ALL DRAINAGES INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE COUNTY. DRAINAGE INLET PROTECTION SHALL INCLUDE INLET SEDIMENT CONTROL BARRIER (11-7) AND FILTER BAG (11-8) (BASED ON THE OCTOBER 2006 EDITION OF THE COUNTY IMPROVEMENT STANDARDS) AND BMP'S AS DETAILES ON THIS SHEET.
- 4. ALL STABILIZE CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER STANDARD DRAWING 11-1 WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. ALSO REFER TO SECTION 4.2 WM-1 IN THE CASQA BMP HANDBOOK). THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL COMPLETION OF CONSTRUCTION. CONSTRUCTION MATERIALS WILL BE TRANSPORTED TO THE SITE VIA STATE HIGHWAY 16 AND SCHOOLHOUSE ROAD. ALL LOADING AND UNLOADING OF MATERIALS WILL OCCUR IN AREAS AWAY FROM PROTECTED WATER FEATURES AND STORM INLET DRAINS AND SEPARATED FROM THEM BY EROSION AND SEDIMENT CONTROL BMP'S GREATLY REDUCING THE CHANCE THAT THESE ACTIVITIES WILL CAUSE WATER QUALITY PROBLEMS.
- 5. ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES SHALL BE PROTECTED FROM EROSION DURING WET THE SEASON (OCTOBER 1 THROUGH APRIL 30). HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING WET SEASON SHALL USED A SECONDARY EROSION PROTECTION METHOD. (i.e. STRW MULCH AND TACKIFIER OR EQUIVALENT).
- 6. SENSITIVE AREAS AND ARES WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMPs SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGATATION AREAS.
- 7. SEDIMENT CONTROL BMPs SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMPs SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETE OR THR DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
- 8. EROSION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORMWATER POLLUTION PREVENTION PLAN A9SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT. THIS PERMIT REQUIRES THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHAGING SITE CONDITIONS AND THE SWPPP IS TO BE AVAILABLE ON SITE AT ALL TIMES FOR REVIEW STATE AND LOCAL INSPECTORS.
- 9. EFFECTIVE EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.

CONTAINMENT/ FILTRATION NOTES:

- 1. DUE TO THE SMALL SIZE OF THE SITE AND EXTENSIVE REOSION AND SEDIMENT CONTROL PLAN, CONTAINMENT AND FILTRATION IS NOT ANTICIPATED TO BE USE AT THE SITE. ALTHOUGH CONTAINMENT AND FILTRATION IS NOT EXPECTED TO BE NEEDED, IF THE PLANNED EROSION AND SEDIMENT CONTROL MEASURES DO NOT PROVIDE ADEQUATE PROTECTION FOR REDUCING SEDIMENT CONTAMINATED RUNOFF, CONTAINMENT FEATURES AND FILTRATION MAY BE NEEDED TO REDUCE SEDIMENT FROM CONSTRUCTION SITE RUNOFF.
- 2. IF IT IS NEEDED, THE EXACT CONTAINMENT AND CONVEYANCE STRATEGY TO BE USED SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
- IF CONTAINED STORM WATER DOES NOT MEET BASIN PLAN STANDARDS (SEE TURBIDITY NOTE), SECONDARY FILTRATION. (i.e. DIRT FILTER BAG, SAND MEDIA FILTER, ETC.) MAY BE USED.
- 4. IF SECONDARY FILTRATION DOES NOT RESULT IN WATER QUALITY THAT IS WITHIN BASIN PLAN STANDARDS, ADVANCED FILTRATION (USING CHEMICAL ADDITIVES) MAY BE NECESSARY TO MEET WATER QUALITY STANDARDS FOR STORM WATER RUNOFF PRIOR TO DISCHARGE.
- 5. ADDITIONALLY, DURING GRADING, BERMS AND OR DIVERSION DITCHES MAY BE USED TO DIVERT STORM WATER RUN- ON AWAY FROM THE FUTURE POOL AND OPEN UTILITY TRENCHES IF NECESSARY. ALL STORM WATER WHICH COLLECTS IN THE FUTURE POOL OR UTILITY TRENCHES SHALL FOLLOW THE STEPS ABOVE.

TURBIDITY NOTES:

TURBIDITY LIMITS OF SITE RUNOFF:

SEDIMENT-LADEN WATER SHALL NOT BE DISCHARGED FROM THE SITE AND/ OR INTO ADJACENT WETLANDS OR WATER FEATURES. THE REGIONAL WATER QUALITY CONTROL BOARD USES THE CRITERIA, AS OUTLINED IN THE BASIN PLAN FOR CONSTRUCTION SITE RUNOFF WATER QUALITY, IN DETERMINING WHETHER CONTAINED RUNOFF CAN BE DISCHARGE INTO MUNICIPAL STORM WATER SYSTEM. THE BASIN PLAN STIPULATES THAT WATERS SHALL BE FREE OF CHANGES IN TURBIDITY THAT CAUSE NUISANCE OR ADVERSELY AFFECT THE BENEFICIAL USES. INCREASE IN TURBIDITY SHALL NOT EXCEED THE FOLLOWING LIMITS:

- * WHERE NATURAL TURBIDITY IS BETWEEN 0 AND 5 NEPHELOMETRIC TURBIDITY UNITS (NTUs) INCREASE SHALL NOT EXCEED 1 NTU.
- * WHERE NATURAL TURBIDITY IS BETWEEN 5 AND 50 NEPHELOMETRIC TURBIDITY UNITS (NTUs) INCREASES SHALL NOT EXCEED 20 PERCENT.
- * WHERE NATURAL TURBIDITY IS BETWEEN 50 AND 100 NEPHELOMETRIC TURBIDITY UNITS (NTUs) INCREASES SHALL NOT EXCEED 10 NTUs.
- * WHERE NATURAL TURBIDITY IS GREATER THAN 100 NEPHELOMETRIC TURBIDITY UNITS (NTUs) INCREASES SHALL NOT EXCEED 10 PERCENT.

THE REGIONAL BOARD RECOMMENDS THAT A SAMPLE OF UNCONTAMINATED (BACKGROUND) STORM WATER BE COLLECTED FROM THE RECEIVING WATER BODY FOR COMPARISON WITH SAMPLES COLLECTED FROM STORM WATER RUNOFF. WHILE SEDIMENT CONTAMINATION CAN BE DETECTED VISUALLY, THE USE OF A TURBIDITY WATER METER ALLOWS FOR A MORE ACCURATE DETERMINATION OF CONCENTRATION. ADDITIONAL BMPs SHALL BE APPLIED TO THE SITE (IN ADDITION TO THE BMPs SPECIFIED ON THE SWPP MAP) AS NECESSARY TO COMPLY WITH THE WATER QUALITY LIMITS. SECONDARY FILTRATION MAY BE NECESSARY TO REMOVE FINE PARTICLES SUCH AS CLAYS, FROM STORM WATER RUNOFF AND SEDIMENT BASINS AND IS A RECOGNIZED BAT (BEST AVAILABLE TECHNOLOGY) BY THE REGIONAL WATER QUALITY CONTROL BOARD.

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> EROSION CONTROL NOTES

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FC-3