



PROJECT DATA

A.P.N.	144-470-007
JURISDICTION	CITY OF COTATI
ZONING	NL
CONSTRUCTION TYPE	V-B/ U
OCCUPANCY	R3/U
LOT SIZE	1.81 ACRES (78,843.6 SF) + LASKER LANE EASEMENT OF .02 ACRES (871.2 SF)
WUI	YES
FLOOD ZONE	NO
HEIGHT LIMIT	28'
NUMBER OF STORIES	2
ON-SITE PARKING SPACES	A UNITS - 18 SPACES B UNITS - 18 SPACES SITE SPACES - 15 SPACES (@ WOONERF 5 SPACES (1 ACCESSIBLE) ALONG LASKER LANE 10 SPACES)
TOTAL FLOOR AREA	43,112 SF SEE PLAN AREA CALCULATIONS ABOVE FOR DETAIL
SITE COVERAGE (IMPERVIOUS SURFACE)	57,672 SF

PROJECT TEAM

OWNER
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BC ENGINEERING GROUP
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SANTA ROSA, CA 95403
(707) 542-4231

DRAWING INDEX

SHEET NO.	SHEET TITLE
ARCHITECTURAL	
A0.0	PROJECT DATA
A0.1	NEIGHBORHOOD CONTEXT MAP & PHOTOGRAPHS
A0.2	MATERIALS & COLORS
A0.3	3D VIEWS - SITE
A0.4	3D VIEWS - SITE
A0.5	3D VIEWS - COMMUNITY BUILDING
A0.6	3D VIEWS - MODEL A
A0.7	3D VIEWS - MODEL B
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	ENLARGED PROPOSED SITE PLAN
A1.3	WOONERF ELEVATIONS
A1.4	SITE SECTIONS
A2.0	COMMUNITY BUILDING - FLOOR PLANS & SECTION
A2.1	MODEL A - FLOOR PLANS & SECTION
A2.2	MODEL B - FLOOR PLANS & SECTION
A3.0	COMMUNITY BUILDING - ELEVATIONS & SECTION
A3.1	MODEL A - ELEVATIONS & SECTION
A3.2	MODEL B - ELEVATIONS & SECTION
A3.3	GARDEN SHED
A3.4	TRASH ENCLOSURES
A3.5	ENTRY MONUMENT SIGN @ WOONERF ENTRY POSTS
E1	ELECTRICAL - SITE LIGHTING PLAN & PHOTOMETRIC STUDY
E2	ELECTRICAL - LIGHTING SPECIFICATIONS
CIVIL/SURVEY	
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C1.1	NOTES
C2.0	DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C4.0-C4.3	ROADWAY PLAN AND PROFILE
C5.0-C5.2	ROADWAY CROSS SECTIONS
C6.0	GRADING, DRAINAGE AND SCHEMATIC UTILITY DESIGN PLAN
C7.0	EROSION AND SEDIMENT CONTROL
C8.0-C8.1	DETAILS
SURVEY	1
LANDSCAPE	
L-1	CONCEPT
L-2	PLANTING PLAN
L-3	PLANT LIST

CODE COMPLIANCE

SB 330 REQUIREMENTS IN PLACE AT THE TIME OF PRELIMINARY APPLICATION ACCEPTANCE ON FEBRUARY 14TH, 2024

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS AND APPLICABLE MUNICIPAL CODES

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A SB 330 PLANNING APPLICATION FOR:

- A 36 UNIT RESIDENTIAL DEVELOPMENT INCLUDING:
12 SINGLE FAMILY RESIDENCES, 12 ACCESSORY DWELLING UNITS & 12 JUNIOR ACCESSORY DWELLING UNITS.
- AN OCTAGONAL COMMUNITY BUILDING
- A GARDEN SHED, AND (2) TRASH ENCLOSURES

DEFERRED SUBMITTAL

- POWER UTILITY PLAN BY OTHERS

SYMBOLS

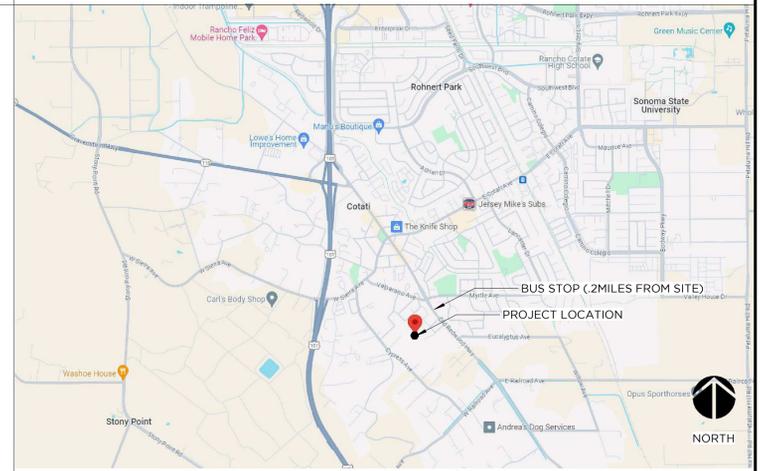
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	SECTION INDICATOR: DRAWING NUMBER/ SHEET NUMBER
	ENLARGED PLAN/DETAIL: DRAWING NUMBER/ SHEET NUMBER
	ELEVATION HEIGHT INDICATOR: HEIGHT/ DESCRIPTION
	ALIGN ELEMENTS
	WINDOW TAG
	DOOR TAG
	REVISION NUMBER

ABBREVIATIONS

ADU
A.F.F.
CLR.
DIM.
(E)
F.F.
F.O.C.
F.O.R.
F.O.F.
G.L.
G.S.M.
GYPSUM BOARD
MFR.
MIN.
(N)
(P)
R.D.
RECY.
R.O.
R.W.L.
SIM.
S.S.D
T&G
TR
T.S.
U.N.O.
W.P.

ACCESSORY DWELLING UNIT
ABOVE FINISHED FLOOR
CLEAR
DIMENSION
EXISTING
FINISHED FLOOR
FACE OF CONCRETE
FACE OF ROUGH FRAMING
FACE OF FINISH
GRID LINE
GALVANIZED SHEET METAL
GYPSUM BOARD
MANUFACTURER
MINIMUM
NEW
PROPOSED
ROOF DRAIN
RECYCLE
ROUGH OPENING
RAIN WATER LEADER
SIMILAR
SEE STRUCTURAL DRAWINGS
TONGUE AND GROOVE
TRASH
TUBE STEEL
UNLESS NOTED OTHERWISE
WATER PROOF

VICINITY MAP



FLOOR AREA

COMMUNITY STRUCTURES	MODEL A (QTY - 6)	MODEL B (QTY - 6)	TOTAL FAR
COMMUNITY BUILDING LOWER - 1,678 SF UPPER OPEN PAVILLION - 1,678 SF TOTAL - 3,356 SF GARDEN SHED - 96 SF	MODEL A MAIN DWELLING (3 BED/2 BATH) LOWER - 688 SF UPPER - 843 SF 1,531 SF JADU - 421 SF (1 BED/1 BATH) ADU - 717SF (1 BED/1 BATH) SUBTOTAL - 2,669 SF GARAGE & UTILITY - 700 SF TOTAL - 3,369 SF	MODEL B MAIN DWELLING (3 BED/2.5 BATH) LOWER - 733 SF UPPER - 945 SF 1,678 SF JADU - 444 SF (1 BED/1 BATH) ADU - 715E (1 BED/1 BATH) SUBTOTAL - 2,833 SF GARAGE & UTILITY - 408 SF TOTAL - 3,241 SF	COMMUNITY BUILDING - 3,356 SF MODEL A - 3,369 SF(6) = 20,214 SF MODEL B - 3,241 SF(6) = 19,446 SF GARDEN SHED - 96 SF TOTAL = 43,112 SF

PERSPECTIVE VIEW



VIEW FROM WOONERF TOWARD COMMUNITY BUILDING

VIEW OF 65 LASKER LANE
LOOKING NORTH:



VIEW OF 65 LASKER LANE
LOOKING EAST:



VIEW OF 65 LASKER LANE
LOOKING SOUTH:



VIEW OF 65 LASKER LANE
LOOKING WEST:



VIEW FROM 8417 HONOR PLACE
LOOKING SOUTH TO 65 LASKER LANE:



VIEW FROM 8413 HONOR PLACE
LOOKING SOUTH / WEST TO 65 LASKER LANE:



VIEW FROM 8416 HONOR PLACE
LOOKING SOUTH / WEST TO 65 LASKER LANE:



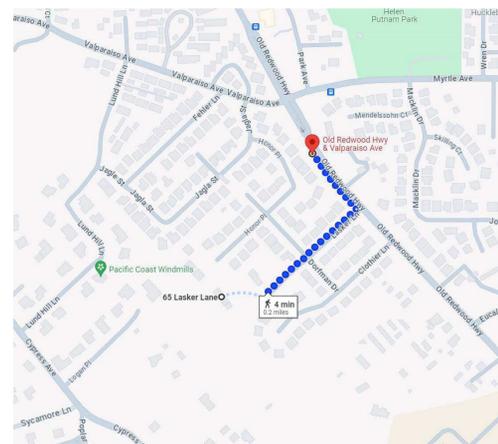
VIEW FROM 8423 & 8919 CLOTHIER STREET
LOOKING NORTH / WEST TO 65 LASKER LANE:



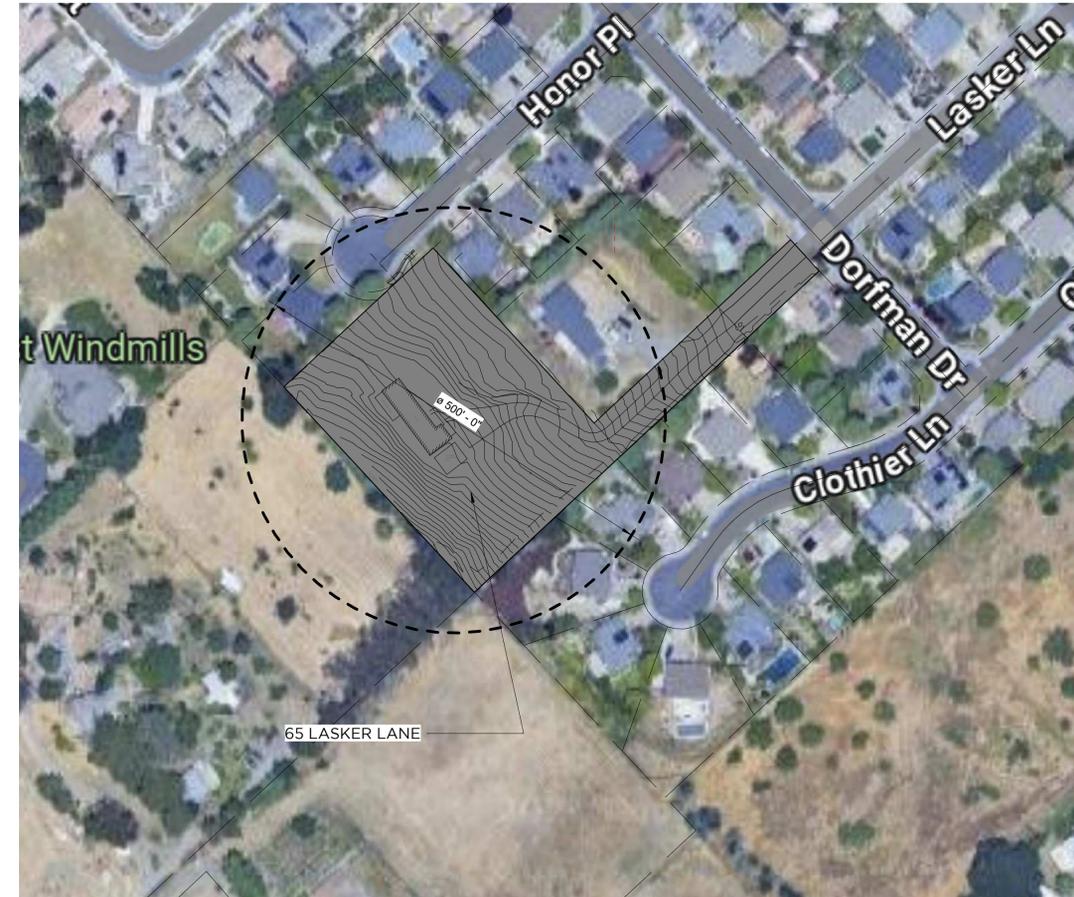
VIEW FROM 8796 LOGAN PLACE
LOOKING NORTH / EAST TO 65 LASKER LANE:



VIEW FROM 8844 CYPRESS AVE
LOOKING NORTH / EAST TO 65 LASKER LANE:



MAP TO NEARBY BUS STOP (.2 MILES AWAY)



1 NEIGHBORHOOD CONTEXT MAP
1" = 100'-0"



WRIGHT ARCHITECTURE

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NEIGHBORHOOD CONTEXT MAP & PHOTOGRAPHS

SKY GARDEN TERRACE

65 LASKER LANE, COTATI, CA 94931
APN:144-470-007

DATE: 08.09.24
STATUS: 1 PLANNING SUBMITTAL

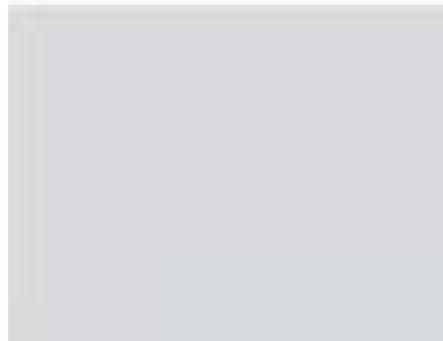
A0.1

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED

ROOF & DECKING:
(SEE PLANS FOR LOCATIONS)



CLASS 'A' COMPOSITION SHINGLE ROOF -
GAF TIMBERLINE HDZ RS CHARCOAL

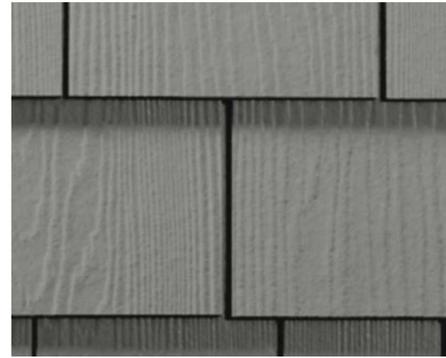


MEMBRANE ROOF -
GAF EVERGUARD GREY #345



DECKING - BISON PEDESTALS
WITH PAVERS

SIDING & TRIM:
(SEE PLANS FOR LOCATIONS)



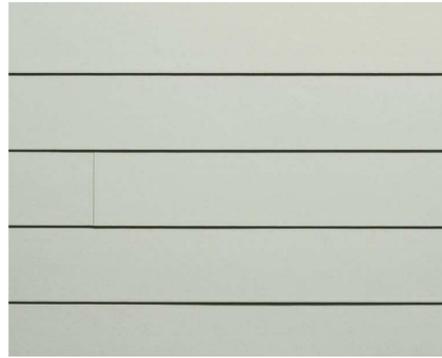
HARDIESHINGLE-
STRAIGHT EDGE



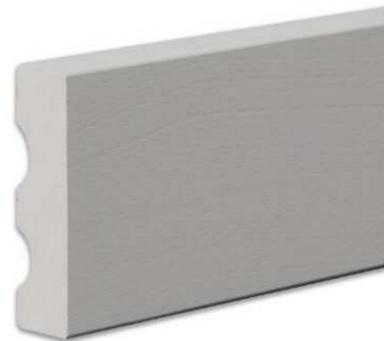
WUI APPROVED SCALLOPED SHINGLE



HARDIETRIM BATTEN BOARDS



HARDIEPLANK - HORIZONTAL

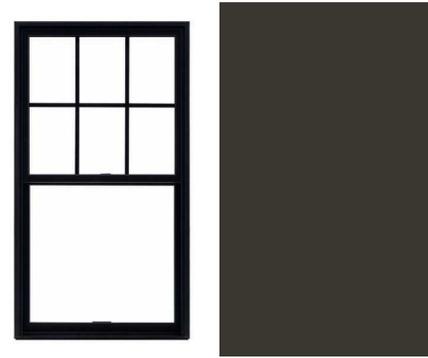


HARDIETRIM



STUCCO

WINDOW, METAL TRELLIS & STONE:



WINDOWS - MARVIN ESSENTIAL
FIBERGLASS BRONZE



EXTERIOR RAILING -
WROUGHT IRON

TRELLISES - WUI
APPROVED STAINED
WOOD FINISH



EL DORADO STONE

PAINT COLOR & FINISH:
(MANUFACTURER: BENJAMIN MOORE)

COLOR SCHEME 1



SIDING- BLUE HEATHER #1620

STUCCO - BRIARWOOD #HC-175

FRONT DOOR-
BRITANNIA
BLUE #1623

TRIM- SIMPLY
WHITE #OC-117

COLOR SCHEME 2



SIDING- DESERT GREEN #443

STUCCO - BRIARWOOD #HC-175

FRONT DOOR-
PINELANDS #446

TRIM- SIMPLY
WHITE #OC-117

COLOR SCHEME 3



SIDING- RHINE RIVER #689

STUCCO - BRIARWOOD #HC-175

FRONT DOOR-
DARTSMOUTH
GREEN #691

TRIM- SIMPLY
WHITE #OC-117





④ MODEL B VIEW - GARAGE ACCESS (FIRE ACCESS ROAD)



③ MODEL A VIEW - GARAGE ACCESS



② MODEL A VIEW FROM WOONERF



① COMMUNITY CENTER & MODEL B VIEW - FROM WOONERF





1 AXON VIEW

3D VIEWS - SITE

SKY GARDEN TERRACE

65 LASKER LANE, COTATI, CA 94931

APN:144-470-007

DATE
08.09.24

STATUS
1 PLANNING
SUBMITTAL

A0.4

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



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③ SIDE VIEW (NORTHWEST)



② SIDE VIEW (SOUTHEAST)



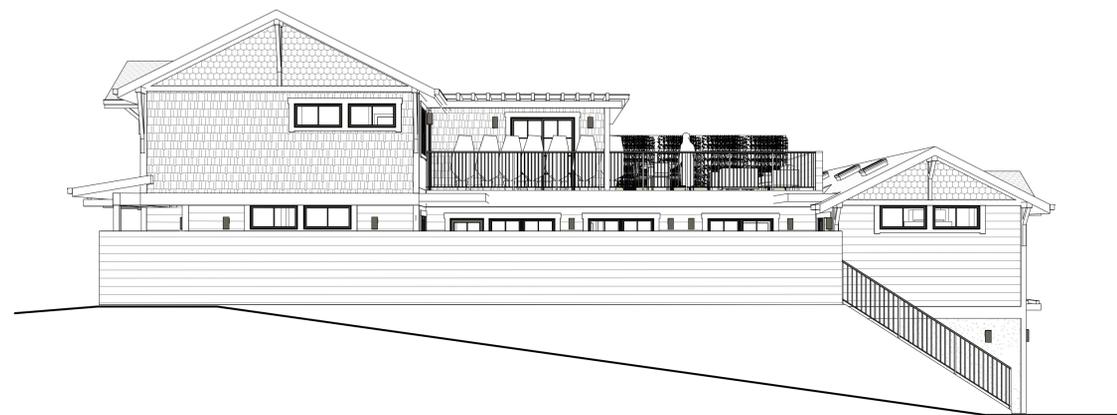
① FRONT VIEW (NORTHEAST)

3D VIEWS- COMMUNITY BUILDING

SKY GARDEN TERRACE

65 LASKER LANE, COTATI, CA 94931
APN:144-470-007

DATE 08.09.24 STATUS 1 PLANNING SUBMITTAL



③ MODEL A - SIDE VIEW



② MODEL A - REAR VIEW



① MODEL A - FRONT VIEW



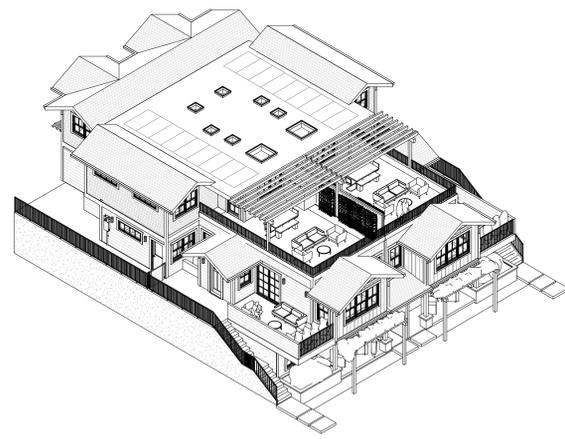
④ MODEL A - AXON VIEW



③ MODEL B - SIDE VIEW



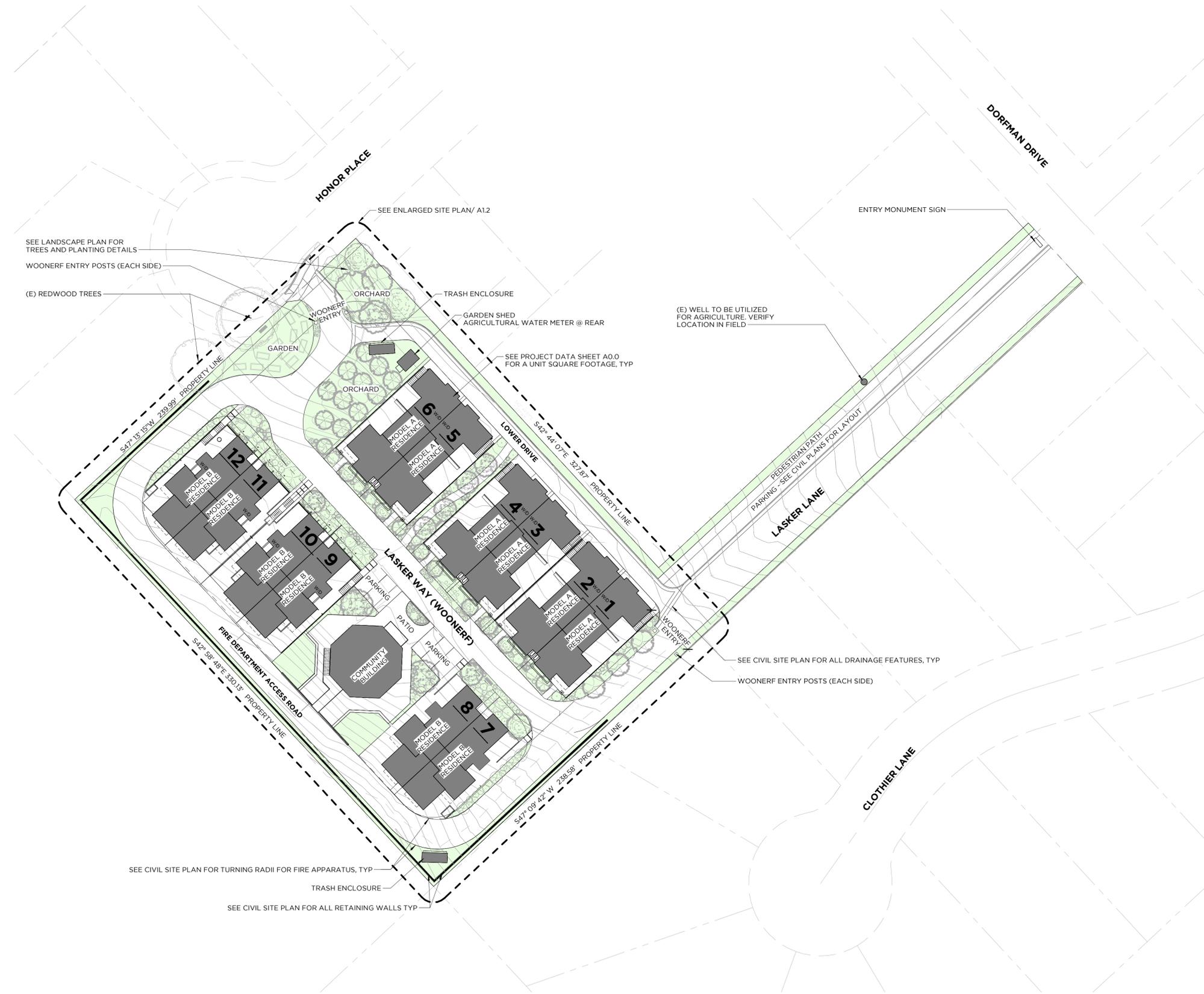
② MODEL B - REAR VIEW



④ MODEL B - AXON VIEW



① MODEL B - FRONT VIEW



SEE LANDSCAPE PLAN FOR TREES AND PLANTING DETAILS
 WOONERF ENTRY POSTS (EACH SIDE)
 (E) REDWOOD TREES

SEE ENLARGED SITE PLAN/ A1.2
 TRASH ENCLOSURE
 GARDEN SHED AGRICULTURAL WATER METER @ REAR
 SEE PROJECT DATA SHEET A0.0 FOR A UNIT SQUARE FOOTAGE, TYP

(E) WELL TO BE UTILIZED FOR AGRICULTURE. VERIFY LOCATION IN FIELD

SEE CIVIL SITE PLAN FOR ALL DRAINAGE FEATURES, TYP
 WOONERF ENTRY POSTS (EACH SIDE)

SEE CIVIL SITE PLAN FOR TURNING RADII FOR FIRE APPARATUS, TYP
 TRASH ENCLOSURE
 SEE CIVIL SITE PLAN FOR ALL RETAINING WALLS TYP

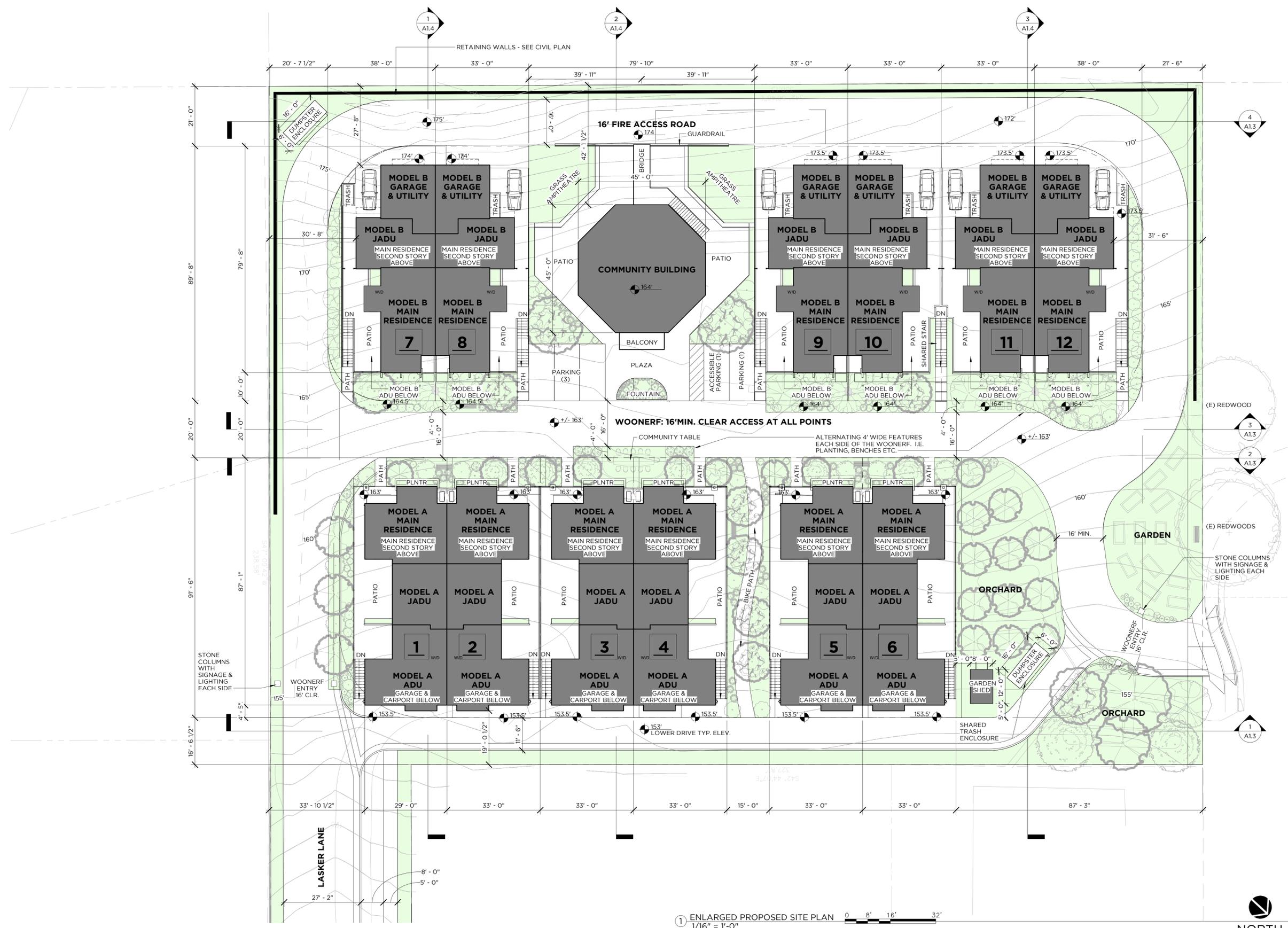
① OVERALL PROPOSED SITE PLAN
 1/32" = 1'-0"



NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



SHEET NOTES
• SEE LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPING DETAILS
• SEE CIVIL PLANS FOR GRADING & DRAINAGE, WATER & SEWER



1 ENLARGED PROPOSED SITE PLAN
1/16" = 1'-0"



NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



B MODELS

B MODELS

COMMUNITY BUILDING

B MODELS



④ ELEVATION B2 - FROM REAR FIRE ACCESS
3/32" = 1'-0"

B MODELS

VERTICAL GARDENS

COMMUNITY BUILDING

B MODELS

VERTICAL GARDENS

B MODELS

VERTICAL GARDENS

TRASH ENCLOSURE



③ ELEVATION B1 - FROM WOONERF
3/32" = 1'-0"

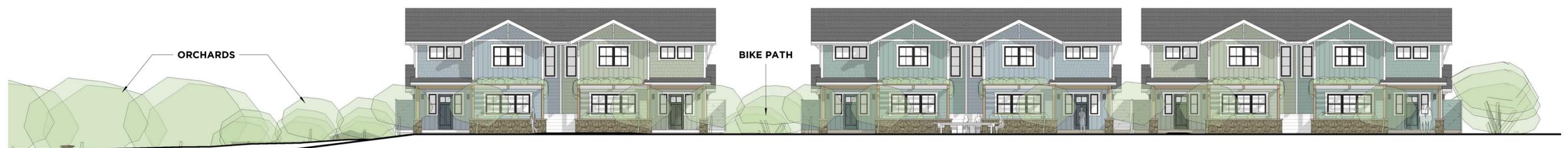
A MODELS

A MODELS

A MODELS

ORCHARDS

BIKE PATH



② ELEVATION A2 - FROM WOONERF
3/32" = 1'-0"

A MODELS

VERTICAL GARDENS

A MODELS

VERTICAL GARDENS

A MODELS

VERTICAL GARDENS

ORCHARDS

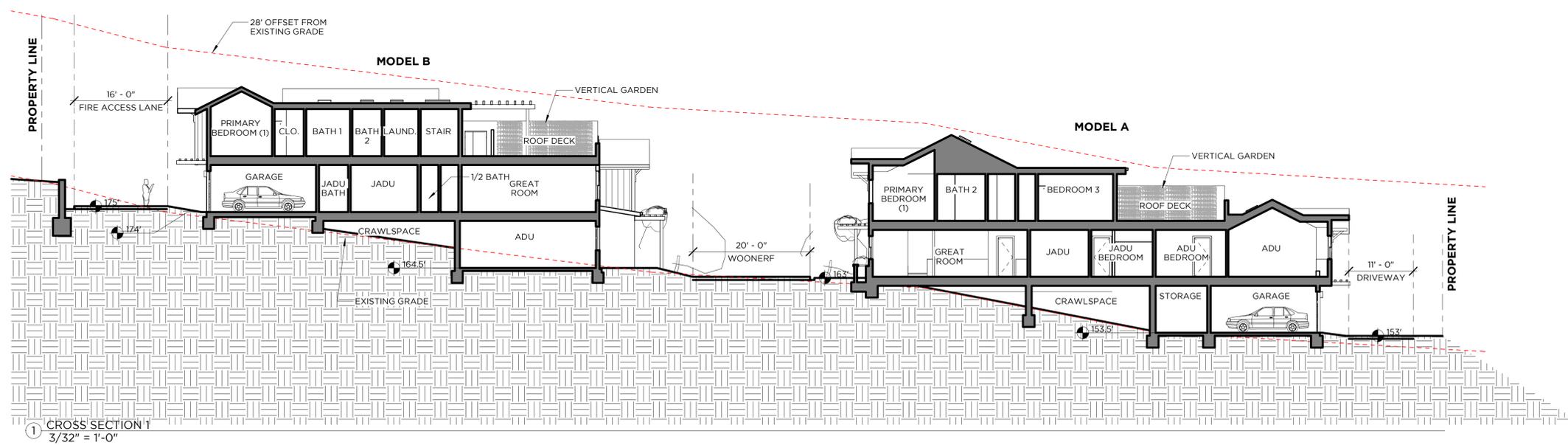
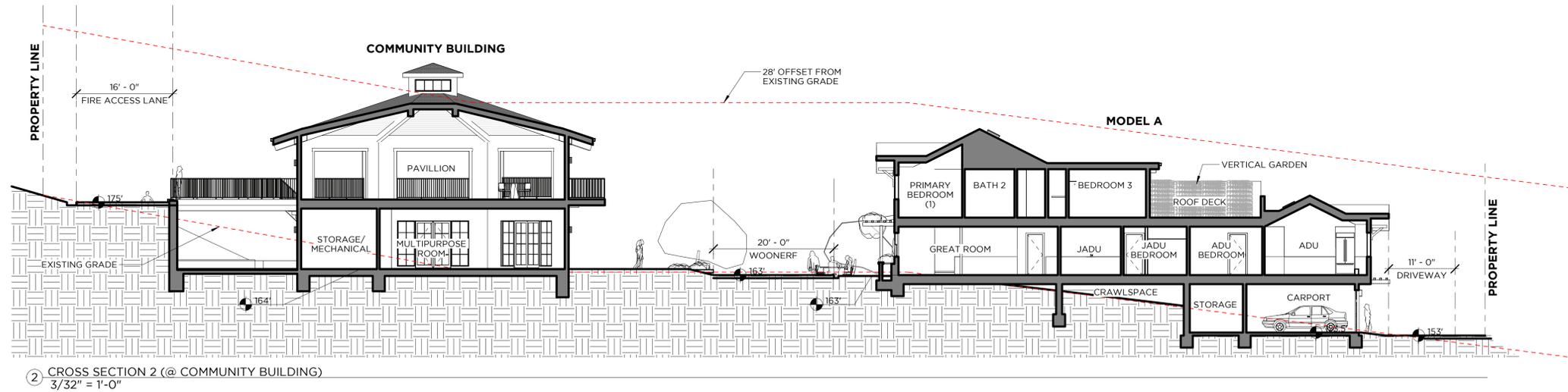
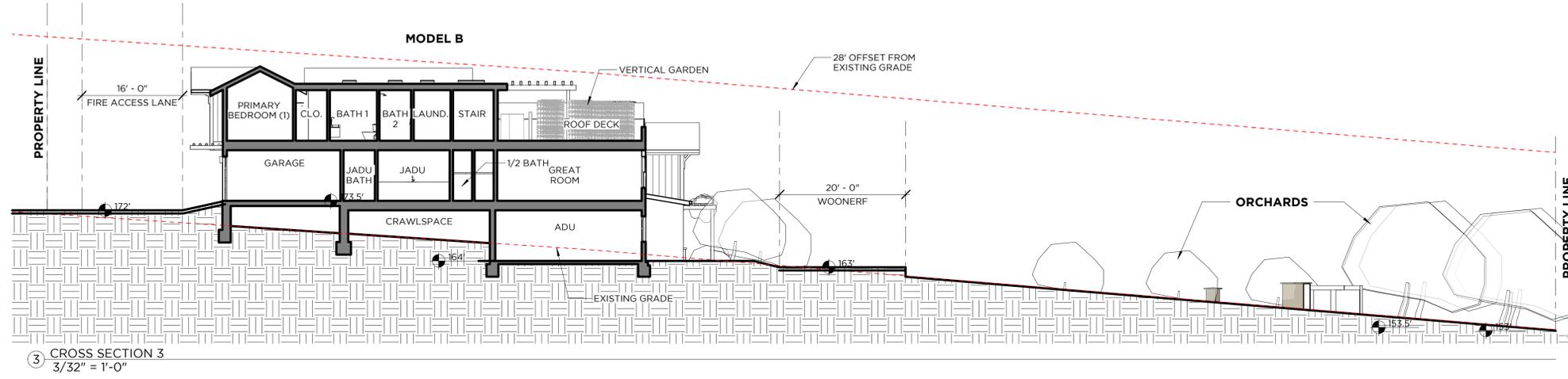
BIKE PATH



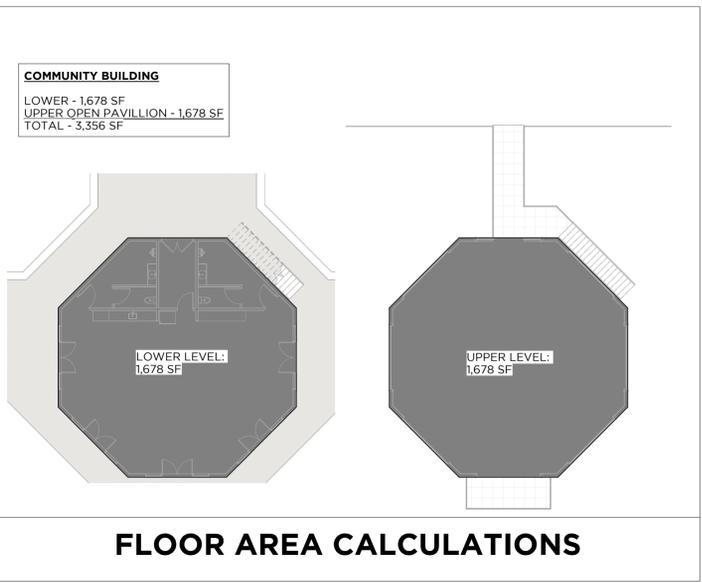
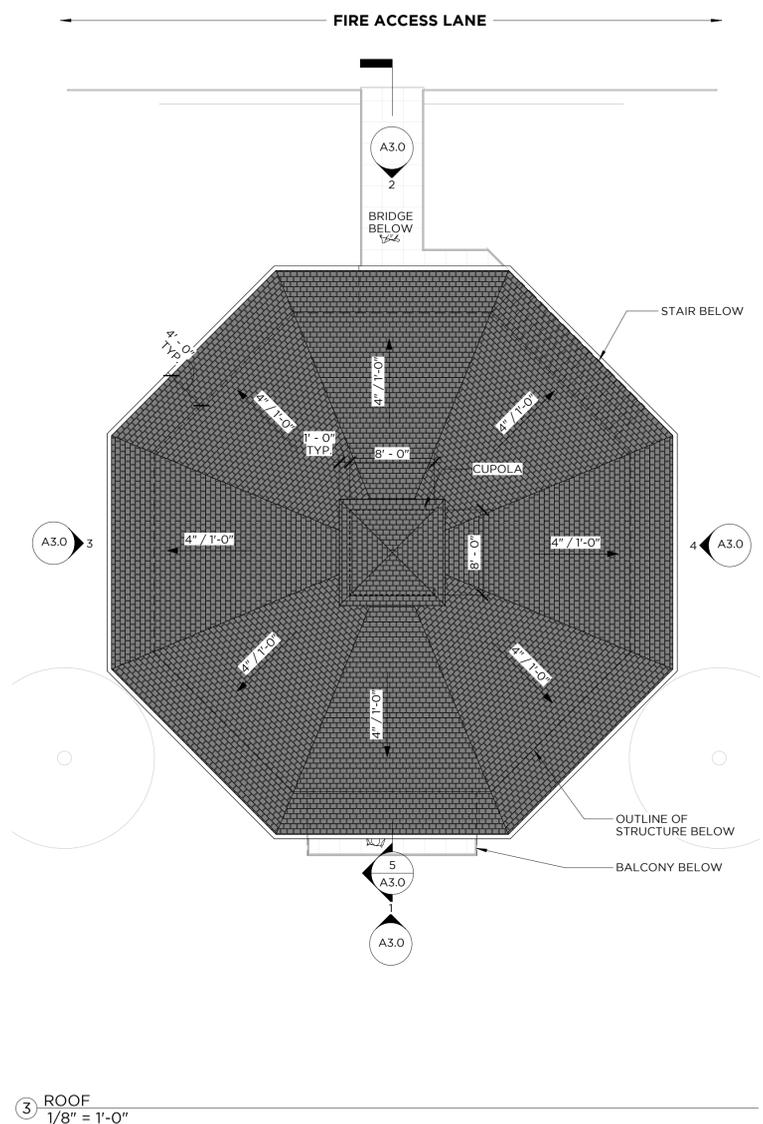
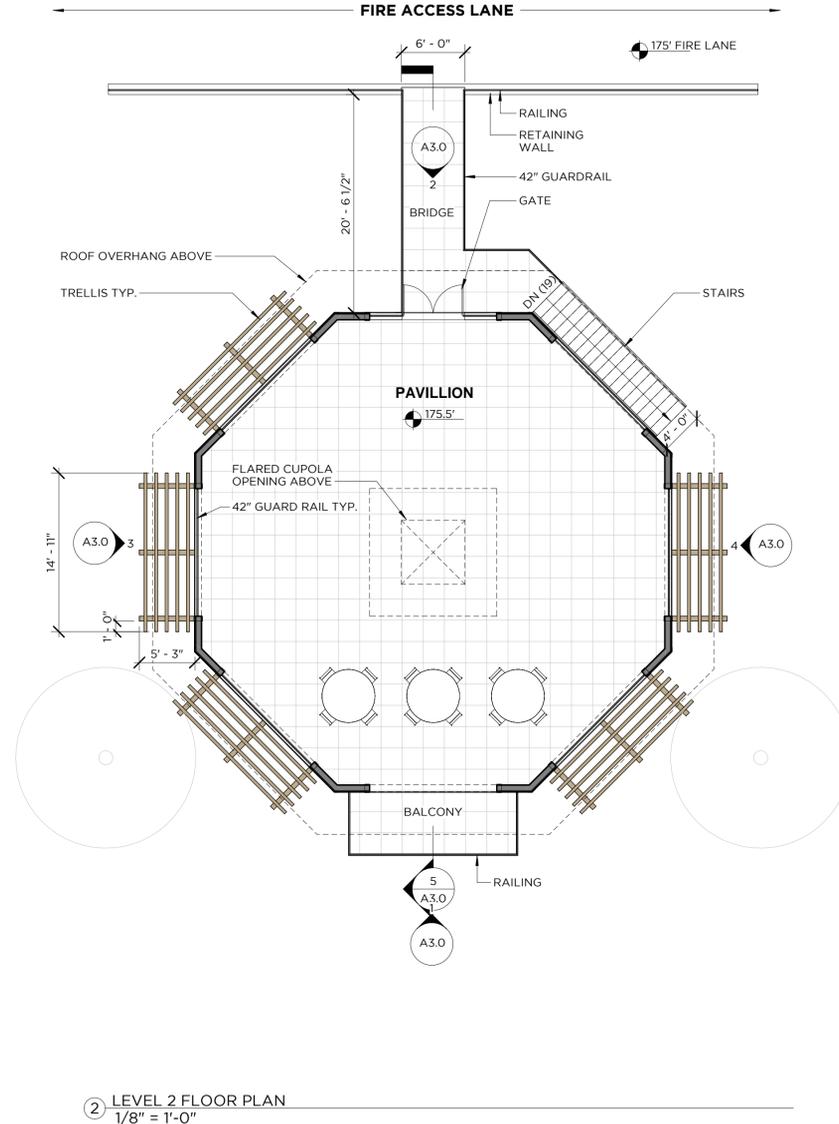
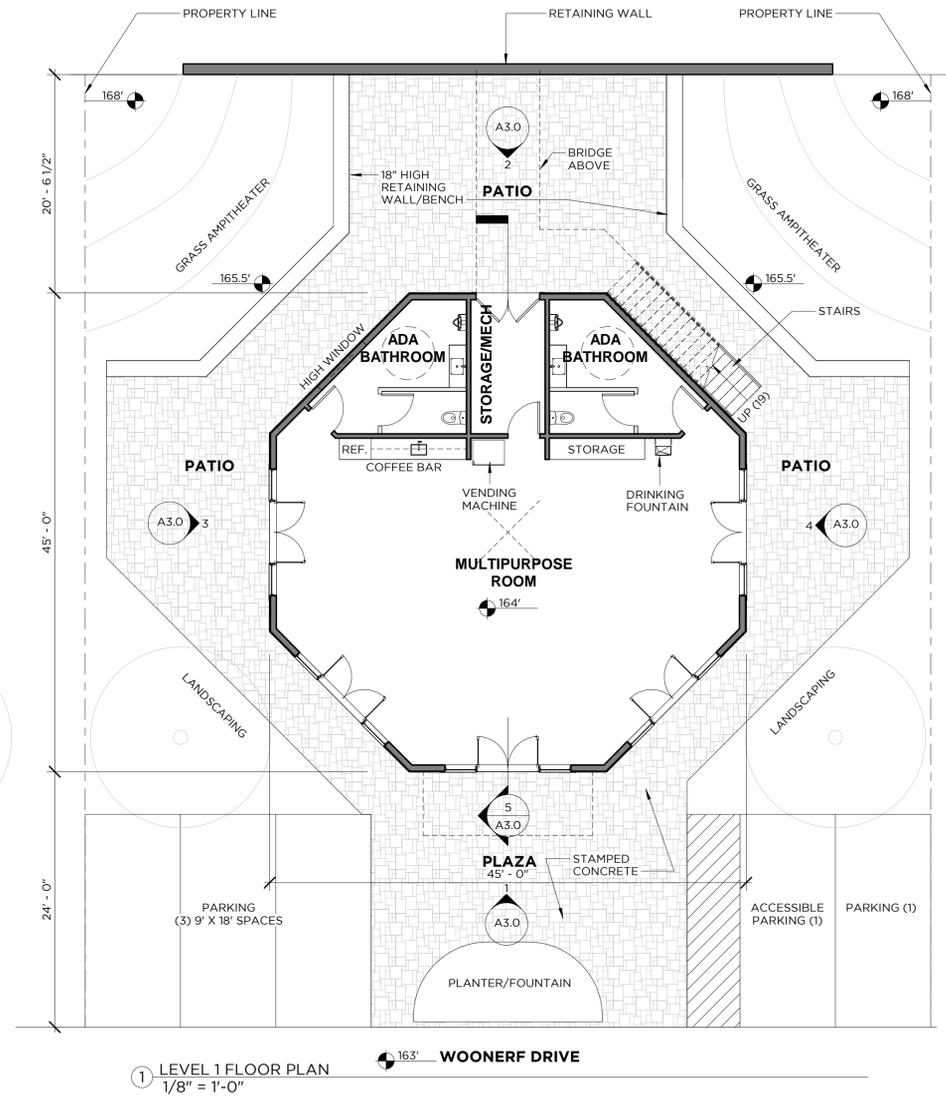
① ELEVATION A1 - FROM LOWER DRIVEWAY
3/32" = 1'-0"

GARDEN SHED

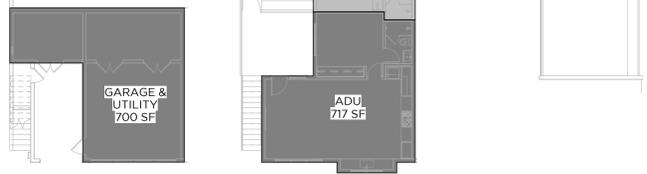
TRASH ENCLOSURE



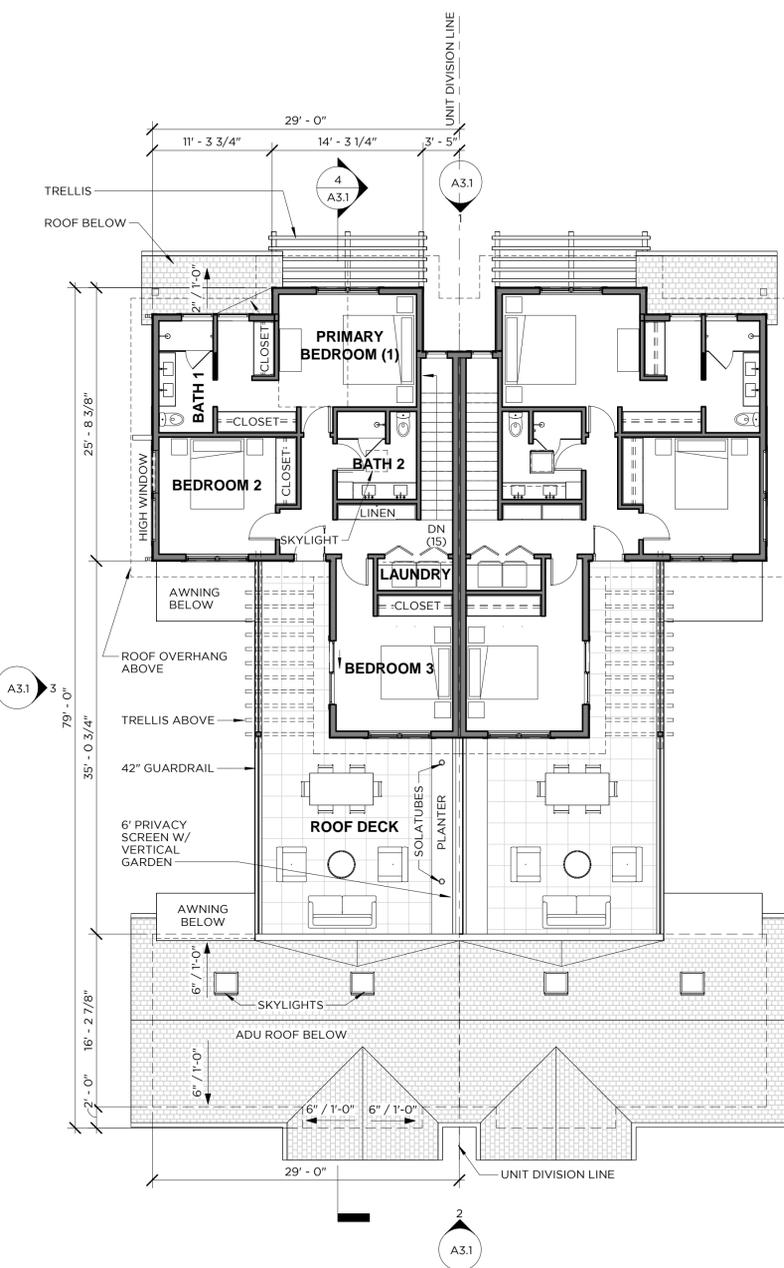
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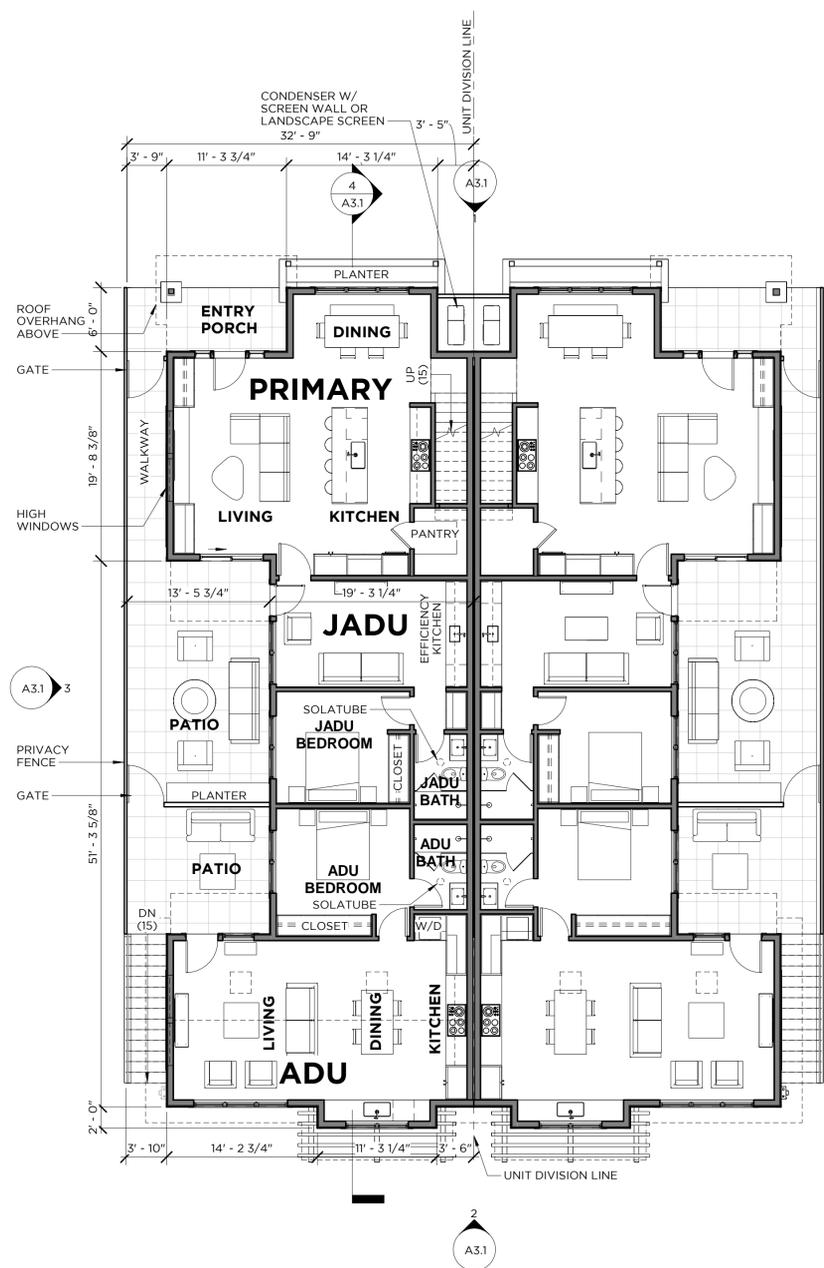
MODEL A
 MAIN DWELLING
 LOWER - 688 SF
 UPPER - 843 SF
 1,531 SF
 JADU - 421 SF
 ADU - 717 SF
 SUBTOTAL - 2,669 SF
 GARAGE & UTILITY - 700 SF
 TOTAL - 3,369 SF



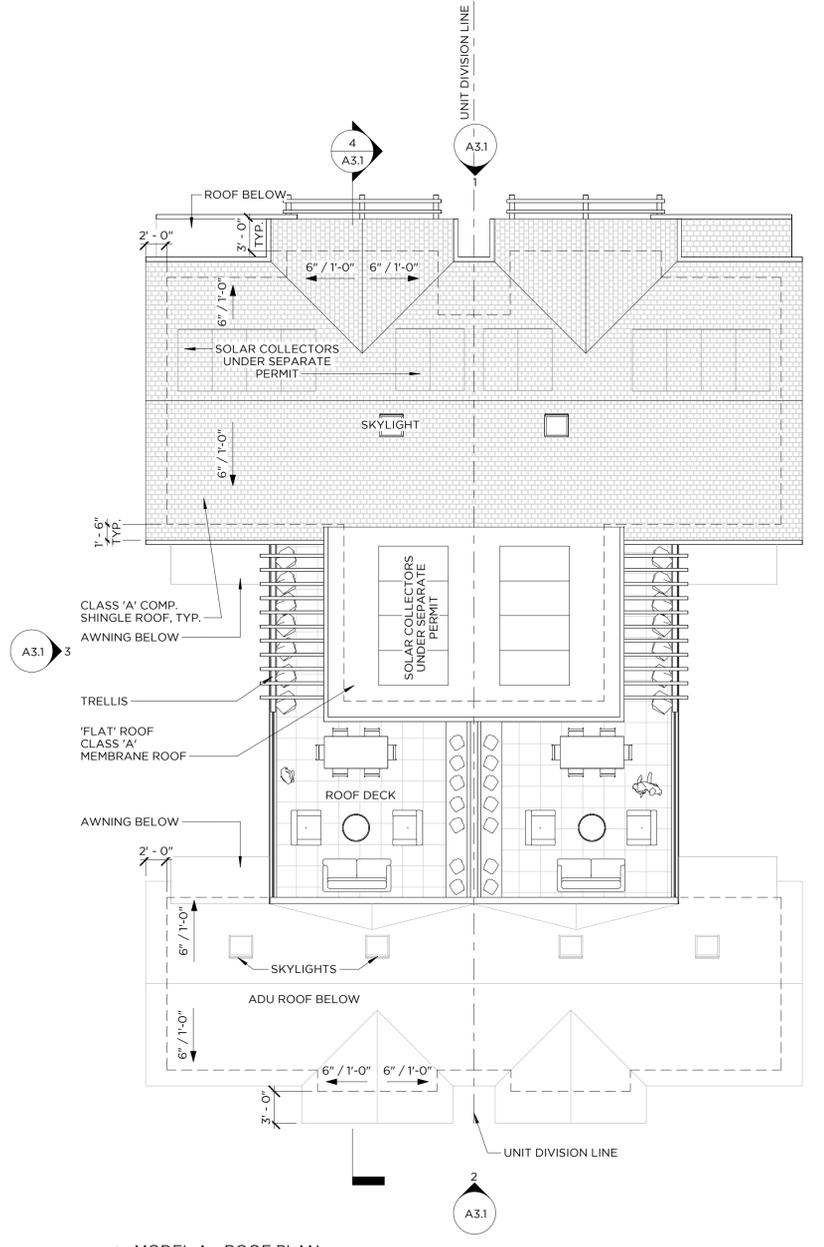
FLOOR AREA CALCULATIONS



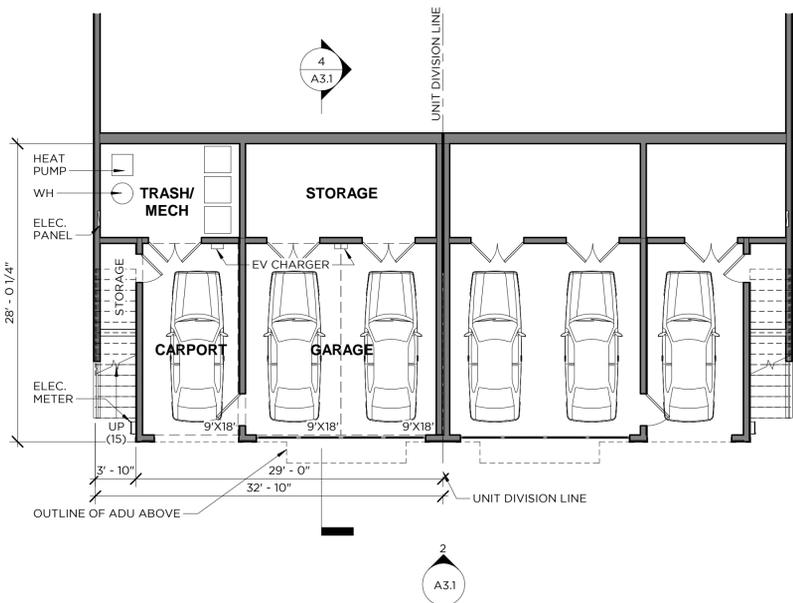
3 MODEL A - LEVEL 2
 1/8" = 1'-0"



2 MODEL A - LEVEL 1
 1/8" = 1'-0"



4 MODEL A - ROOF PLAN
 1/8" = 1'-0"



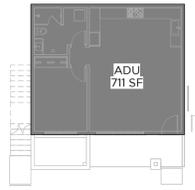
1 MODEL A - LEVEL 0
 1/8" = 1'-0"

SEE ENLARGED SITE PLAN SHEET A.12 FOR LEVELS OF EACH UNIT

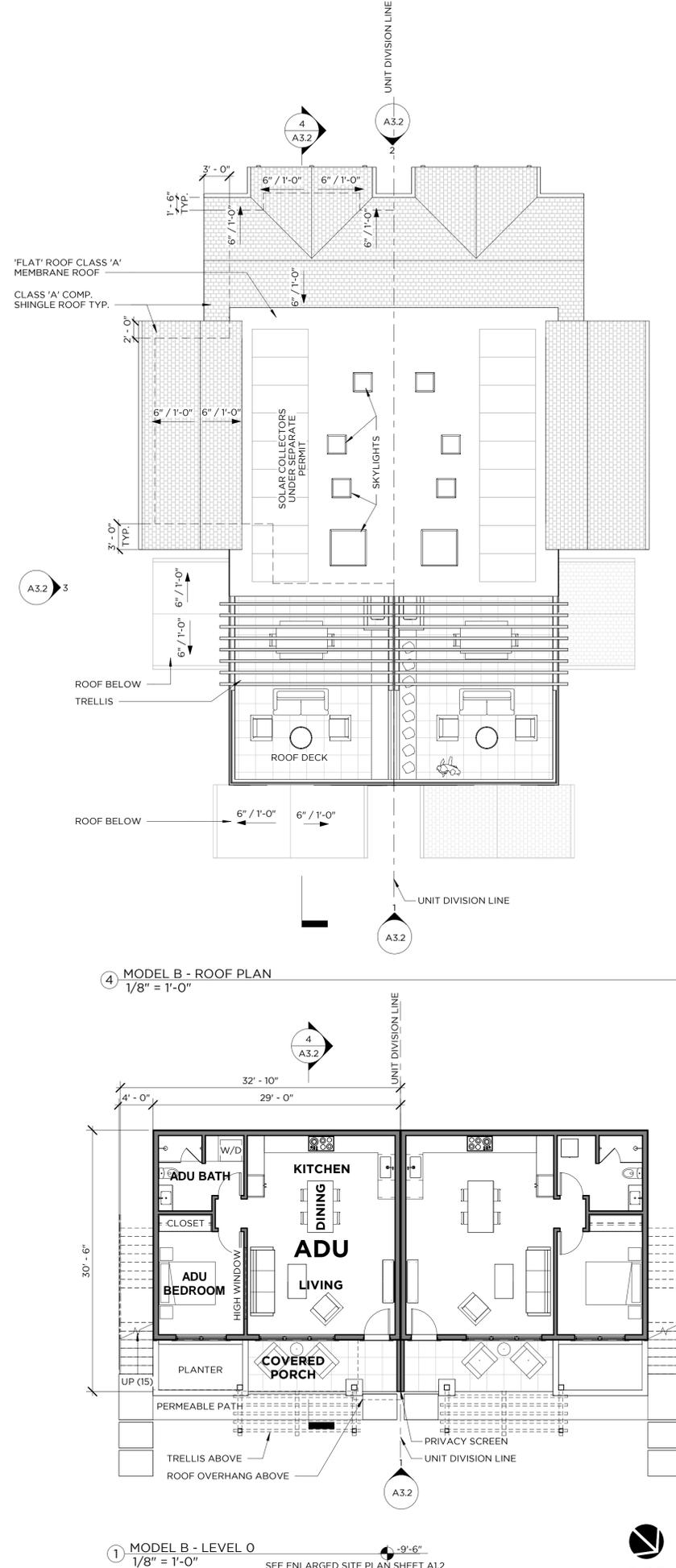
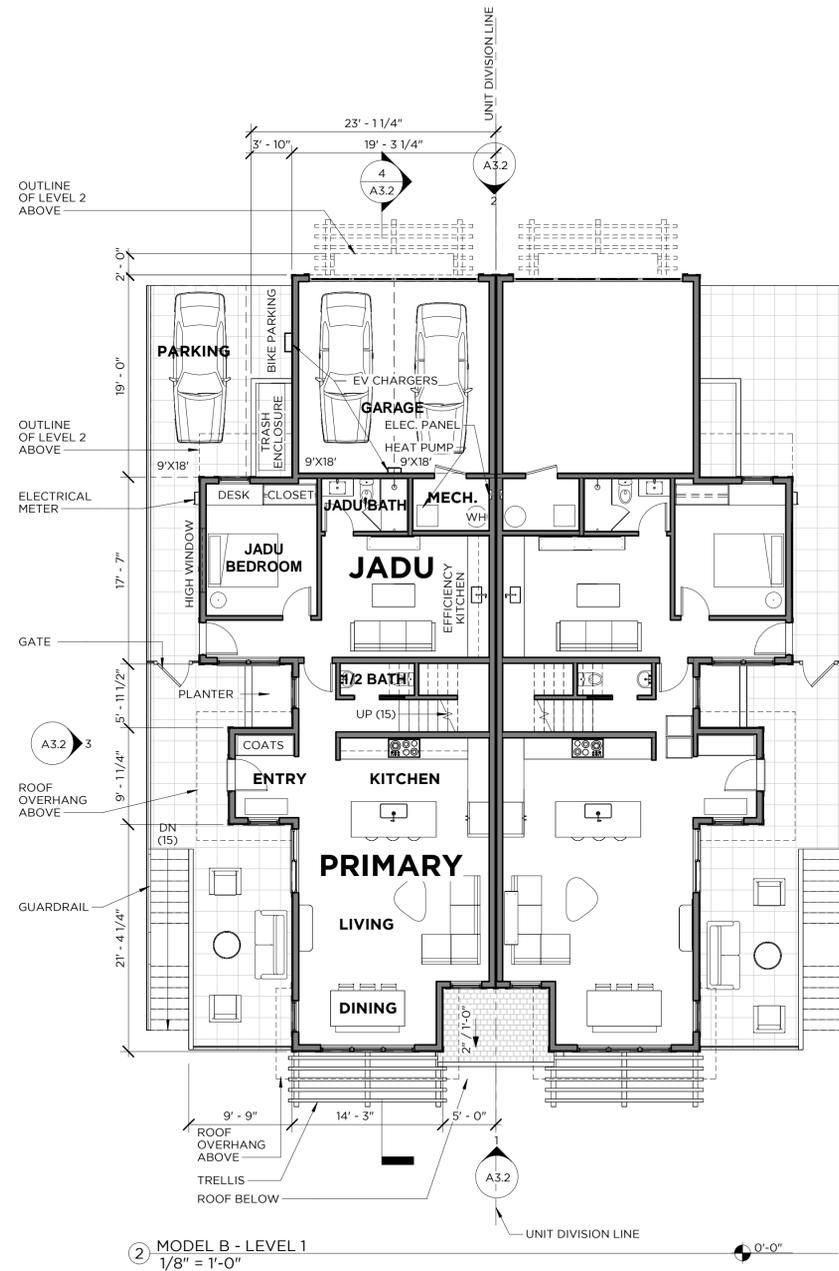
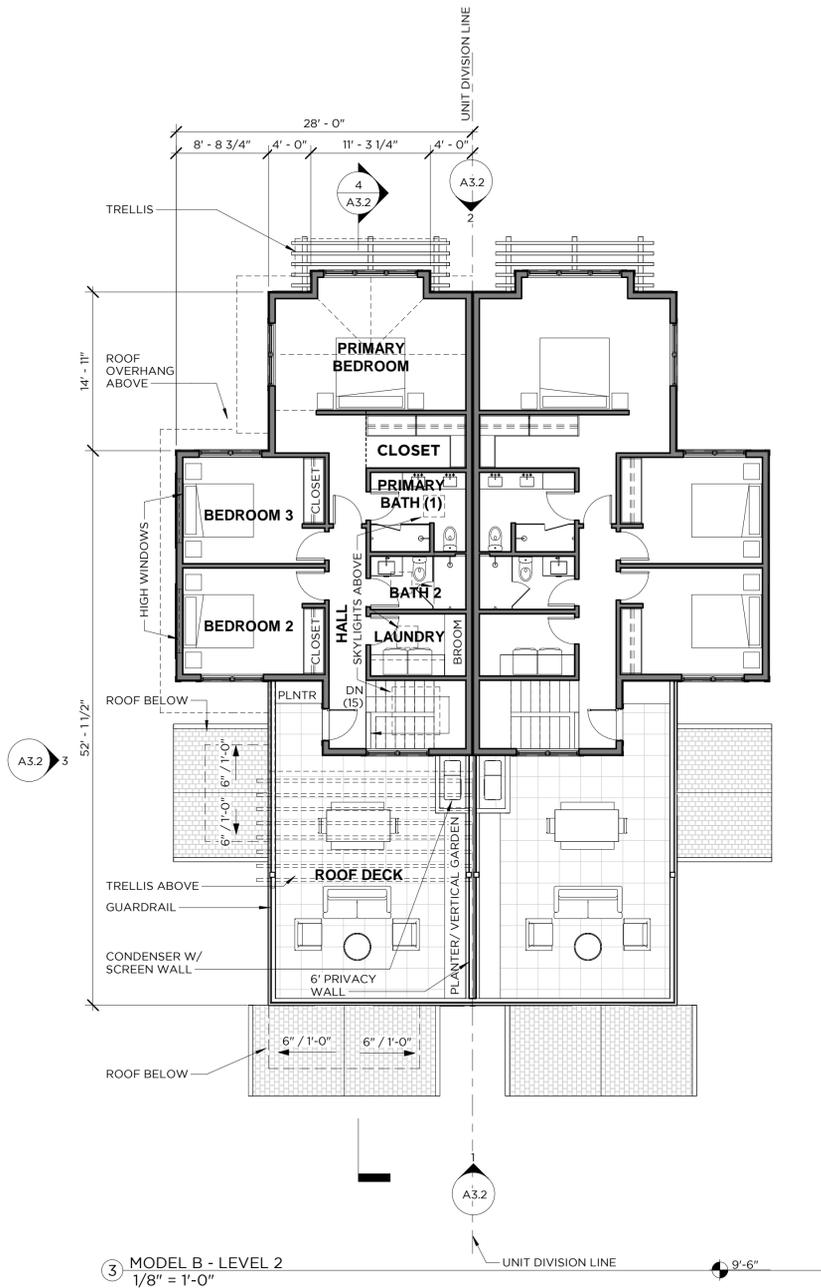


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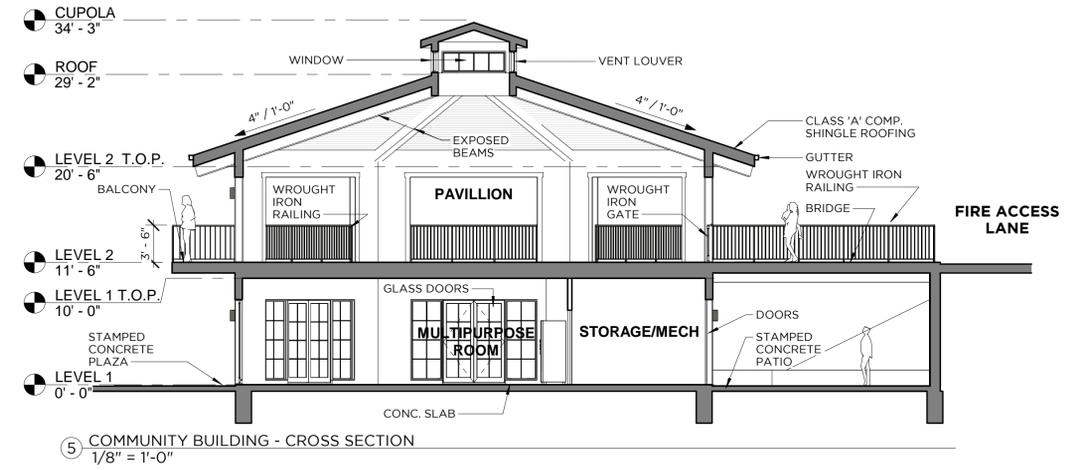
MODEL B
 MAIN DWELLING
 LOWER - 733 SF
 UPPER - 945 SF
 1,678 SF
 JADU - 444 SF
 ADU - 711SF
 SUBTOTAL - 2,833 SF
 GARAGE & UTILITY - 408 SF
 TOTAL - 3,241 SF



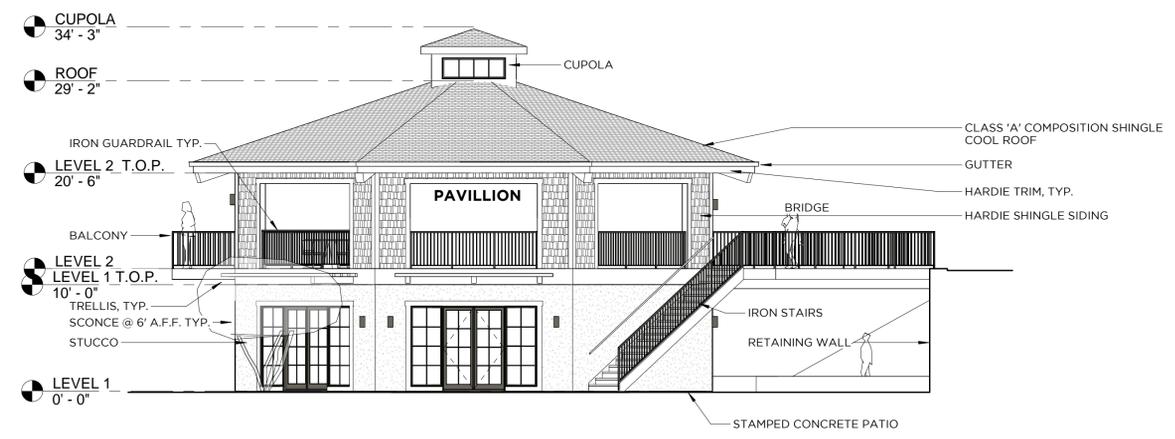
FLOOR AREA CALCULATIONS



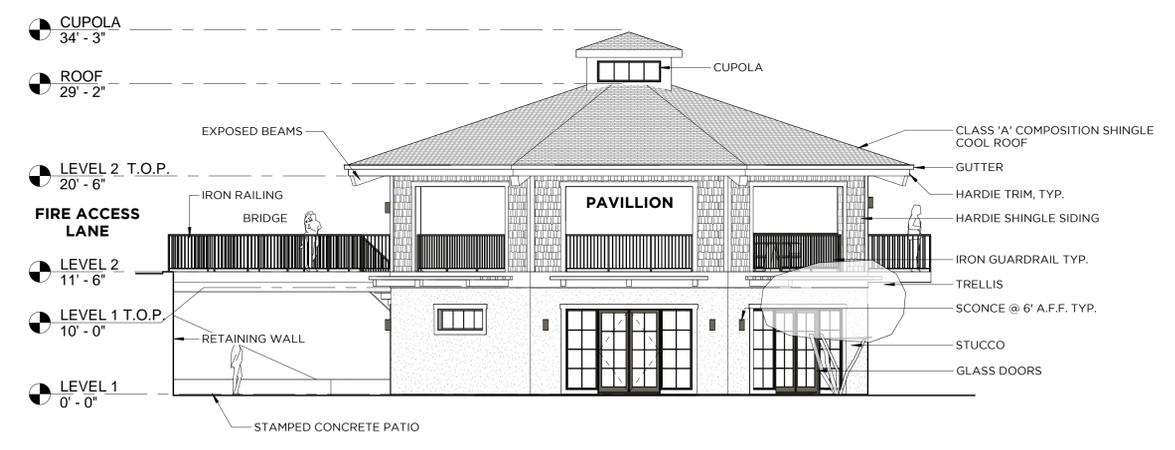
NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED



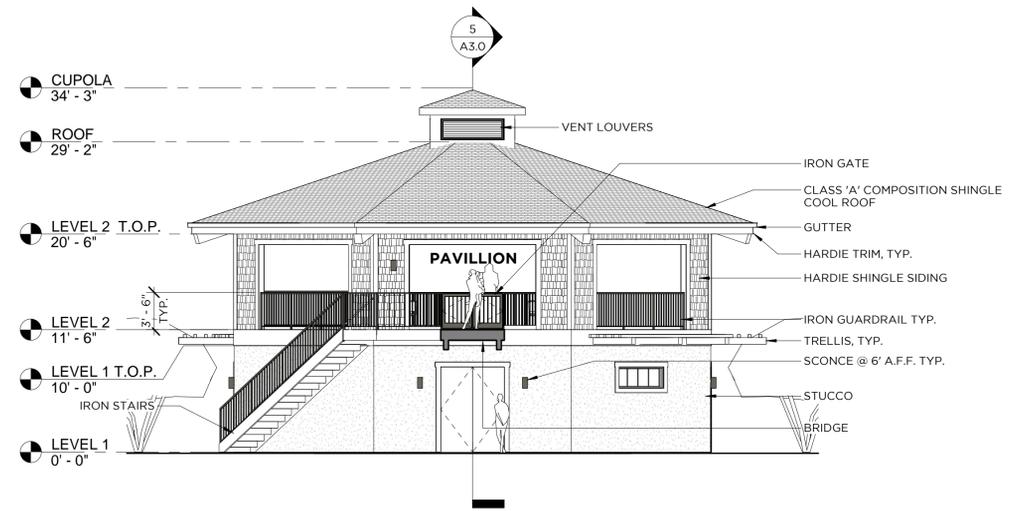
5 COMMUNITY BUILDING - CROSS SECTION
1/8" = 1'-0"



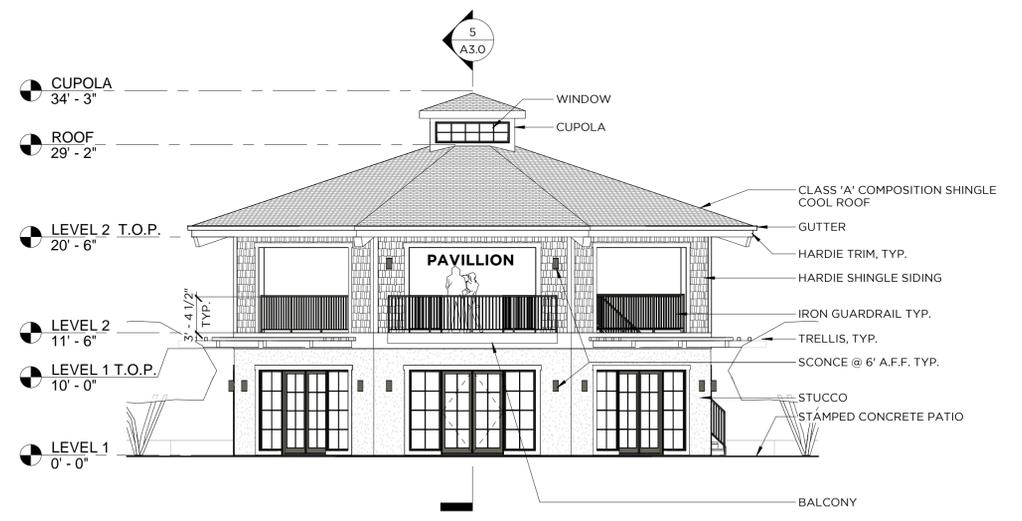
4 COMMUNITY BUILDING - NORTHWEST ELEVATION
1/8" = 1'-0"



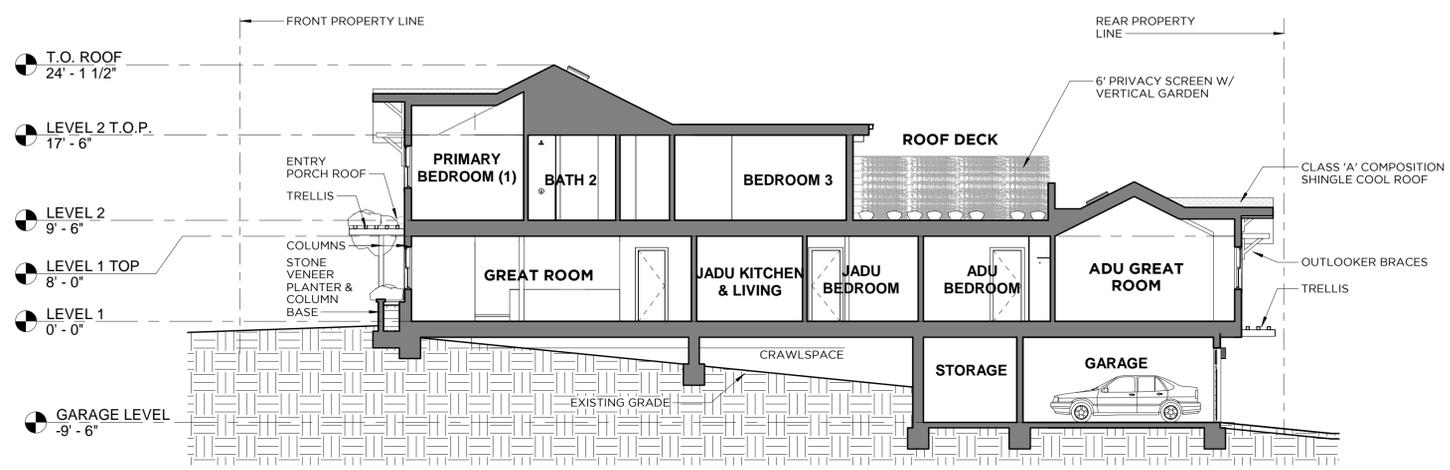
3 COMMUNITY BUILDING - SOUTHEAST ELEVATION
1/8" = 1'-0"



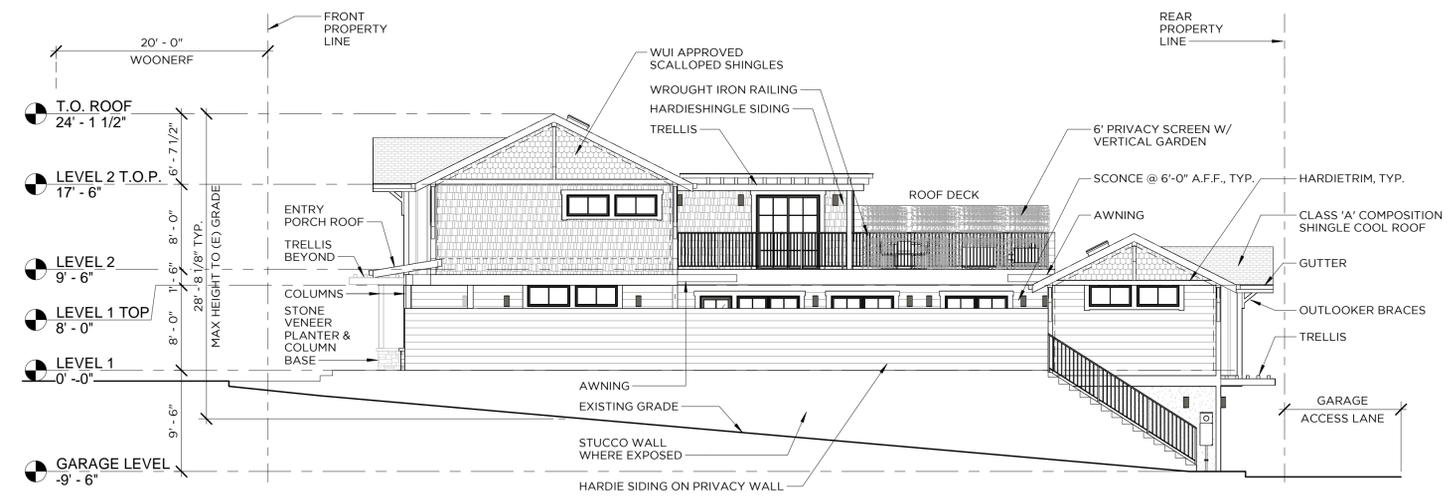
2 COMMUNITY BUILDING - SOUTHWEST ELEVATION
1/8" = 1'-0"



1 COMMUNITY BUILDING - NORTHEAST ELEVATION
1/8" = 1'-0"



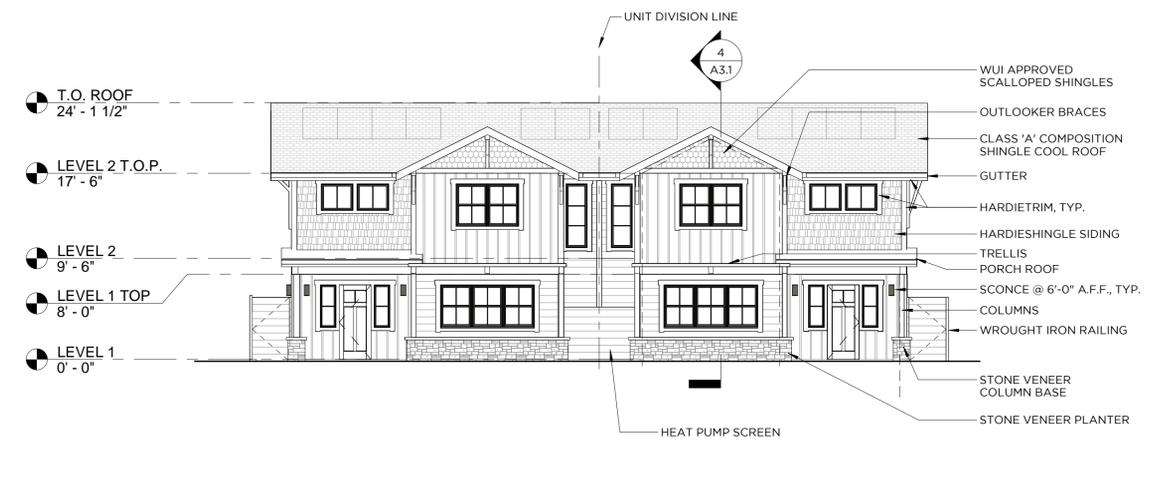
4 MODEL A - CROSS SECTION
1/8" = 1'-0"



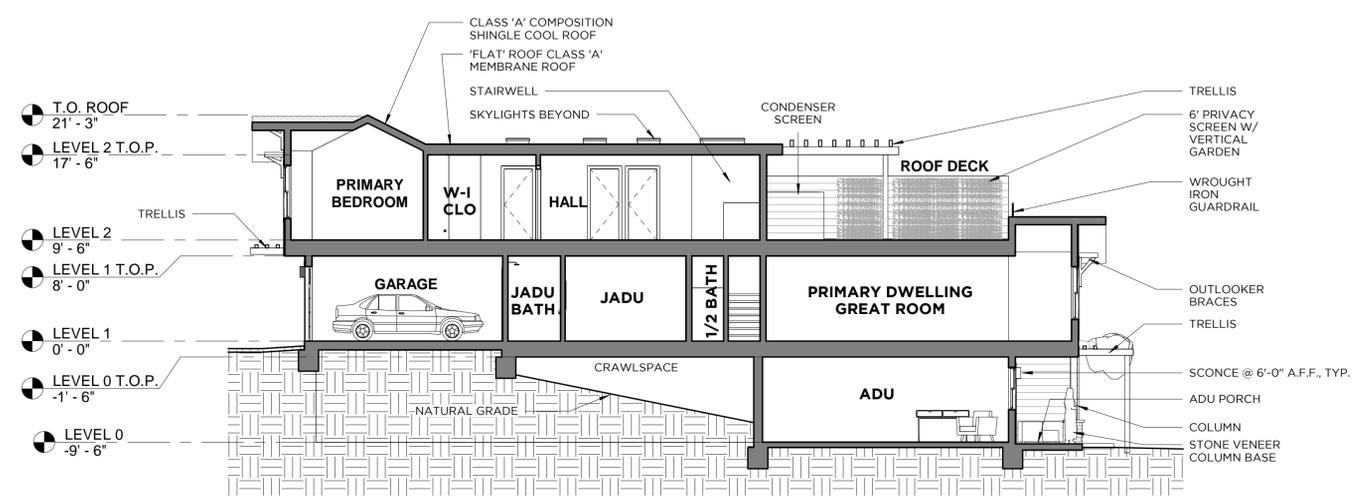
3 MODEL A - SOUTHEAST OR NORTHWEST ELEVATION (SIDE)
1/8" = 1'-0"



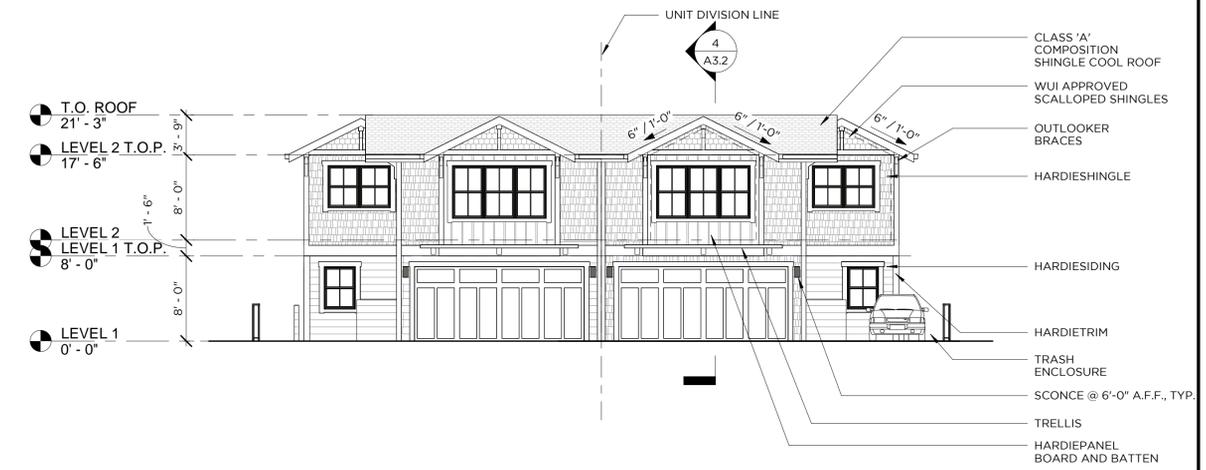
2 MODEL A - NORTHEAST ELEVATION (REAR)
1/8" = 1'-0"



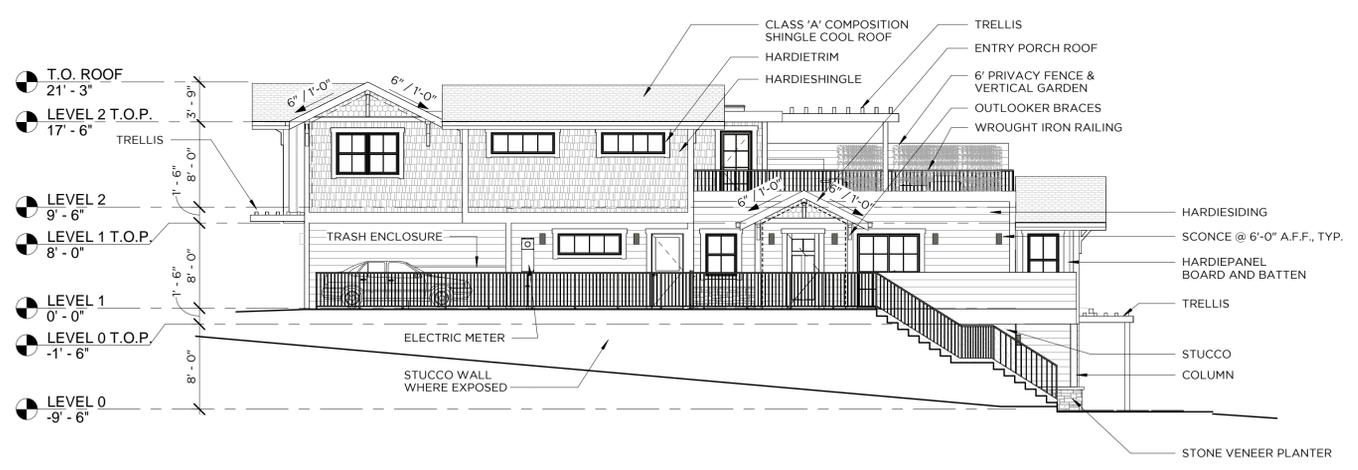
1 MODEL A - SOUTHWEST ELEVATION (FRONT)
1/8" = 1'-0"



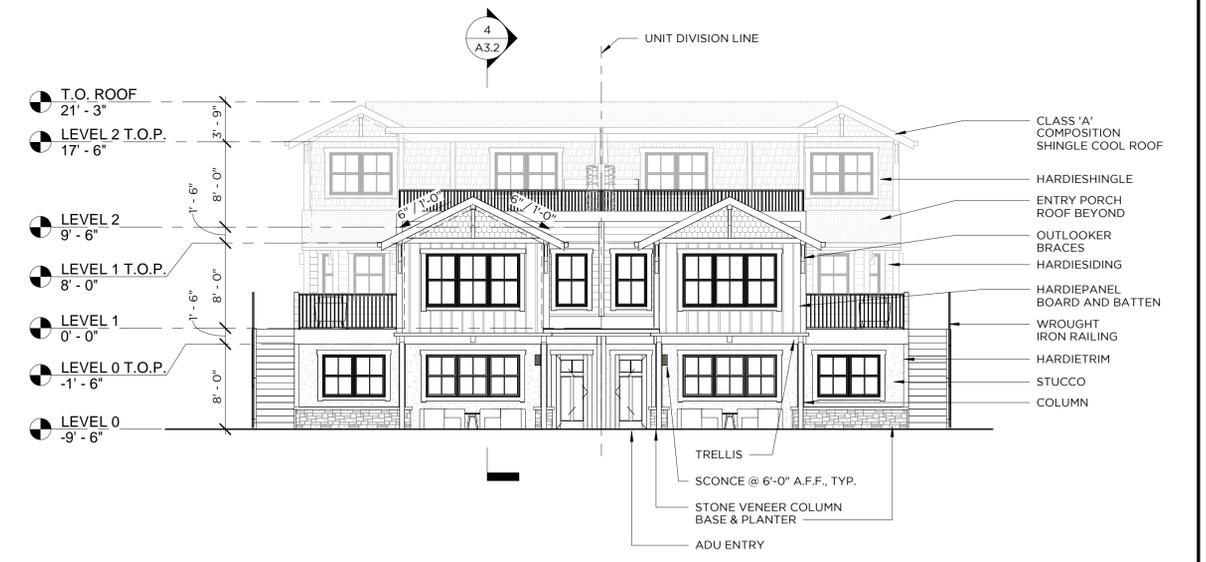
④ MODEL B - CROSS SECTION
1/8" = 1'-0"



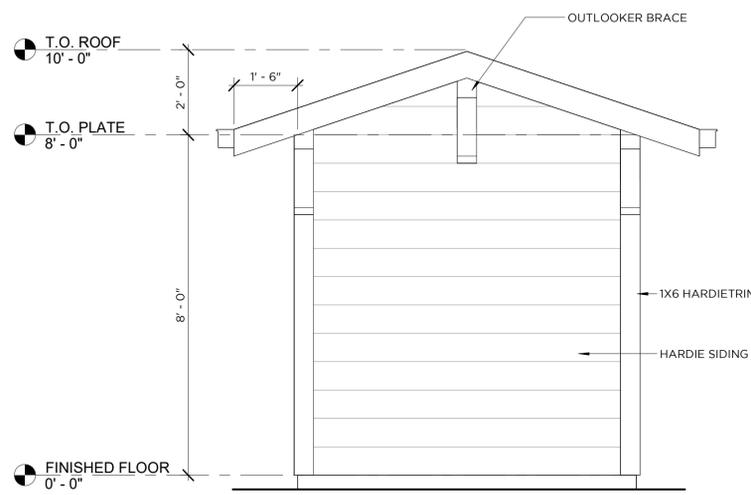
② MODEL B - SOUTHWEST ELEVATION (REAR)
1/8" = 1'-0"



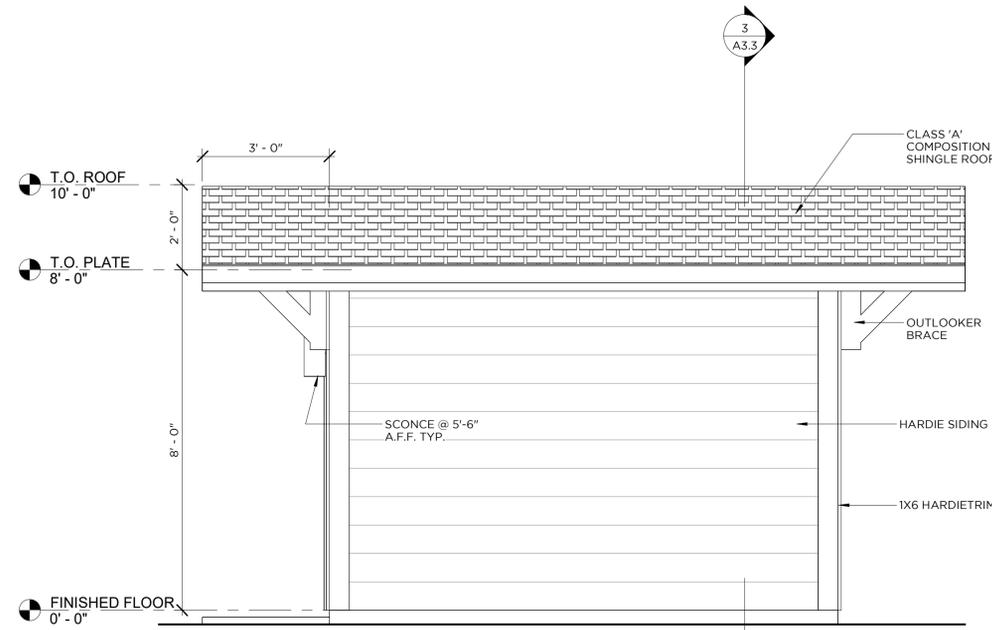
③ MODEL B - SOUTHEASTOR NORTHWEST ELEVATION (SIDE)
1/8" = 1'-0"



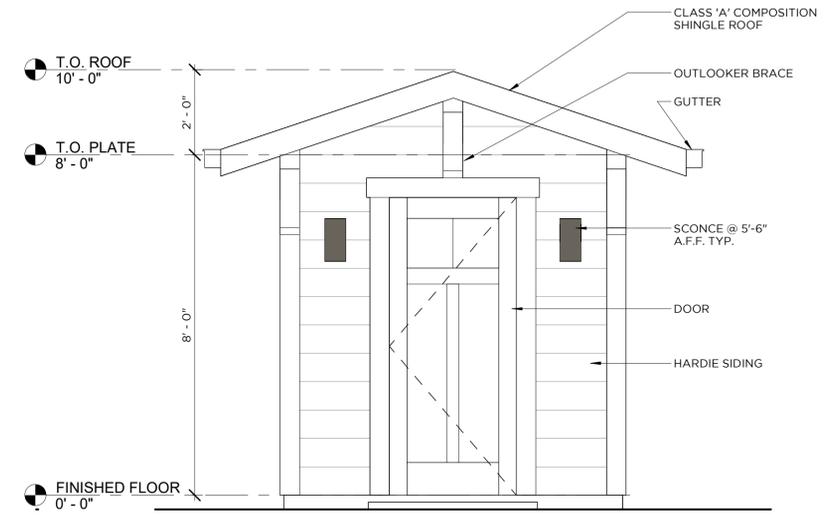
① MODEL B - NORTHEAST ELEVATION (FRONT)
1/8" = 1'-0"



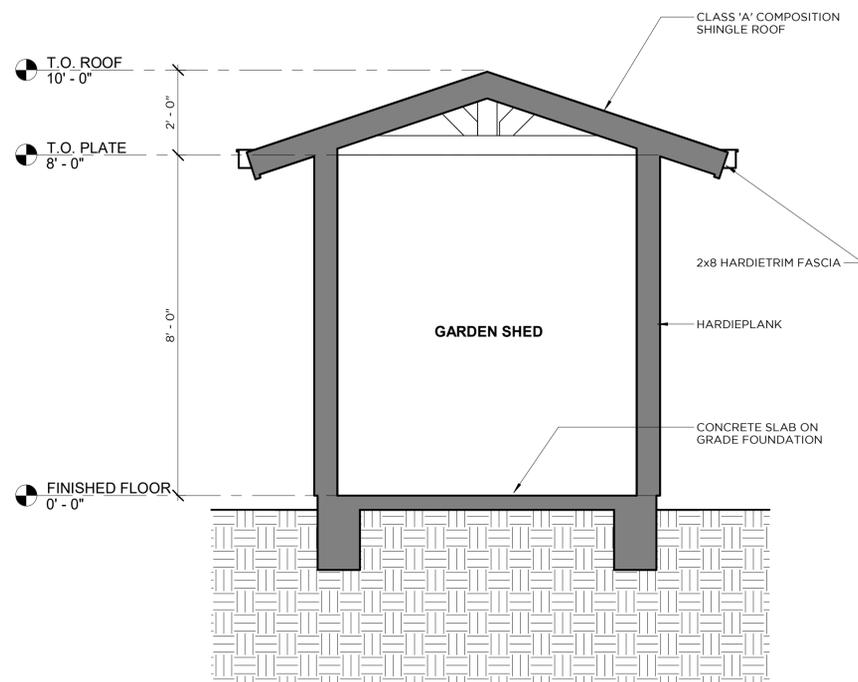
6 GARDEN SHED - REAR ELEVATION
1/2" = 1'-0"



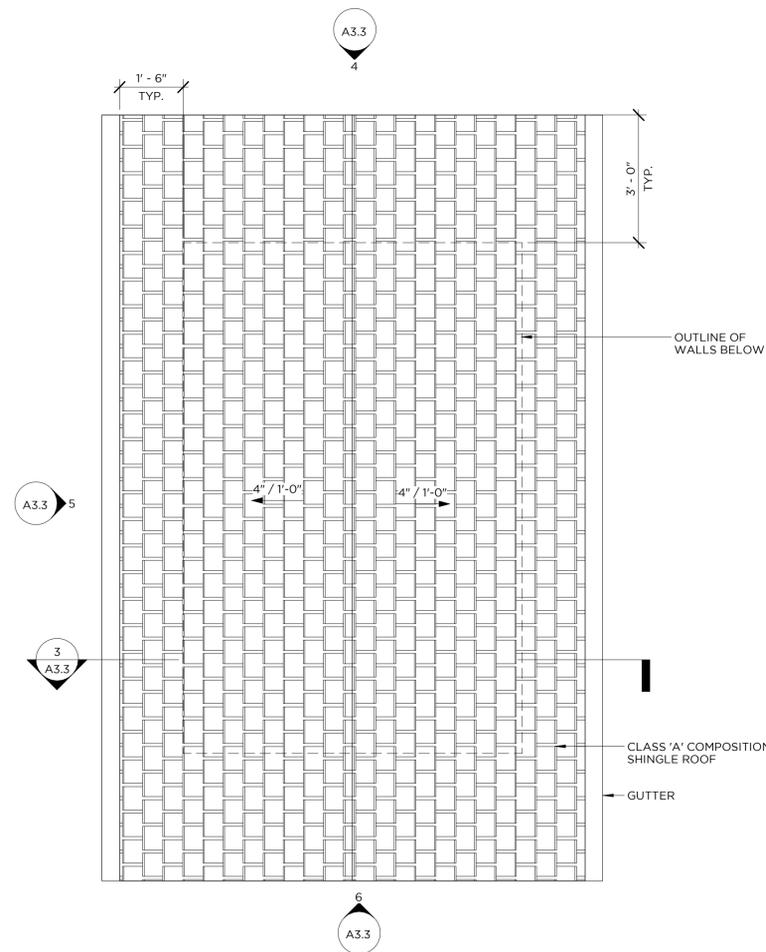
5 GARDEN SHED - SIDE ELEVATION TYP
1/2" = 1'-0"



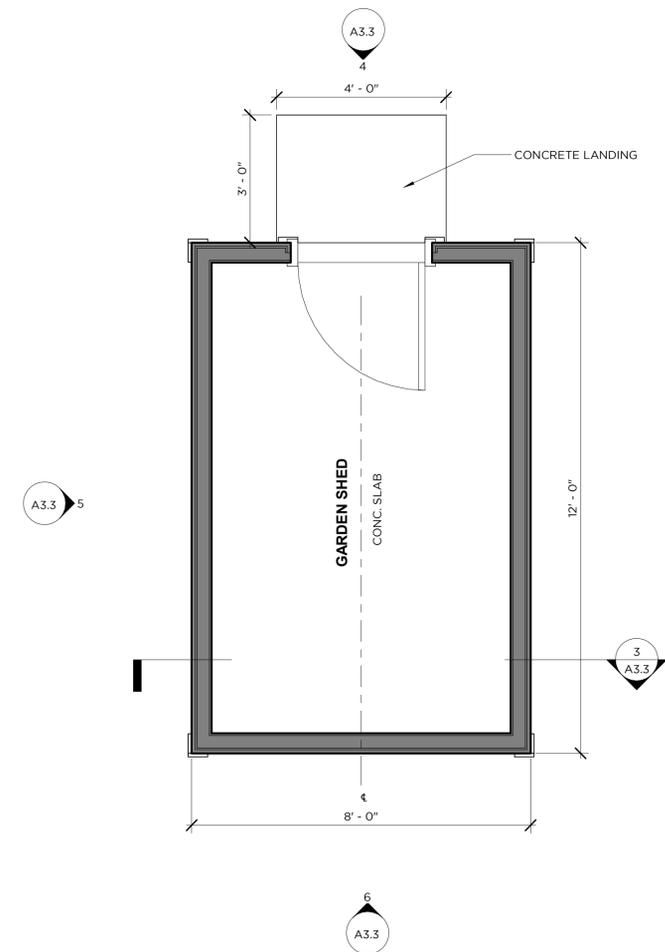
4 GARDEN SHED - FRONT ELEVATION
1/2" = 1'-0"



3 GARDEN SHED - CROSS SECTION
1/2" = 1'-0"

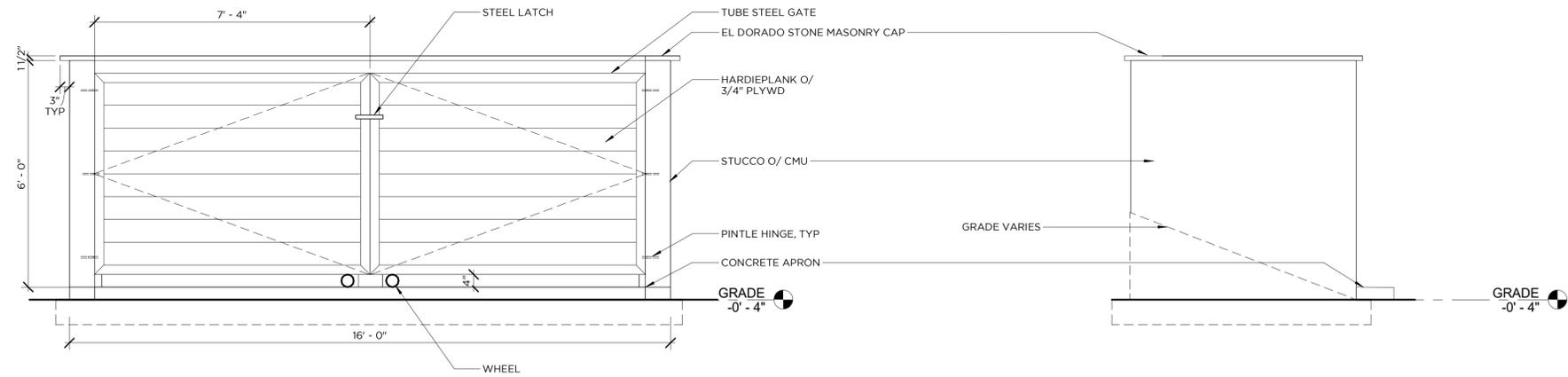


2 GARDEN SHED - ROOF PLAN
1/2" = 1'-0"



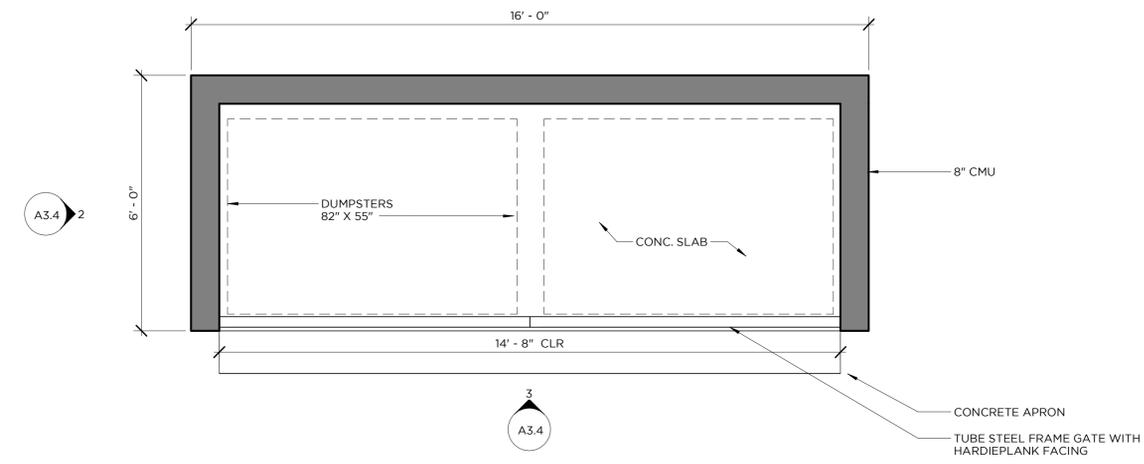
1 GARDEN SHED - FLOOR PLAN
1/2" = 1'-0"





③ TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"

② TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



① TRASH ENCLOSURE - PLAN
1/2" = 1'-0"

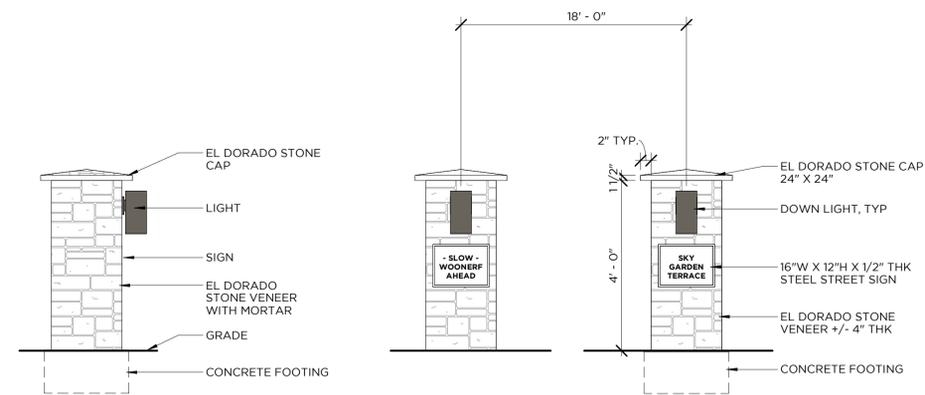
NOTE: THERE WILL BE TWO TRASH ENCLOSURES.
ORIENTATION VARIES. SEE ENLARGED SITE
PLAN SHEET A1.2 FOR LOCATION

TRASH ENCLOSURE

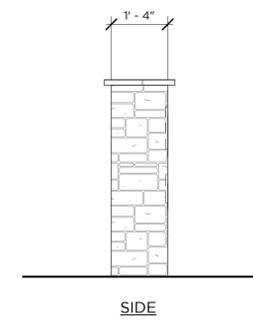
SKY GARDEN TERRACE

65 LASKER LANE, COTATI, CA, 94931
APN:144-470-007

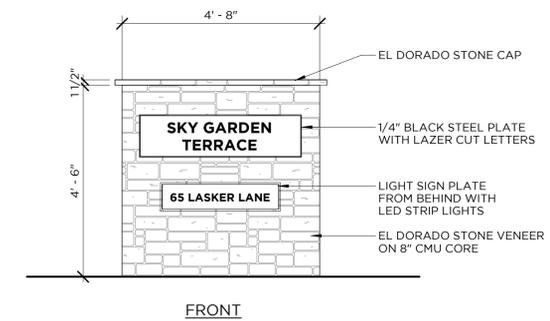
DATE: 08.09.24 STATUS: 1 PLANNING SUBMITTAL



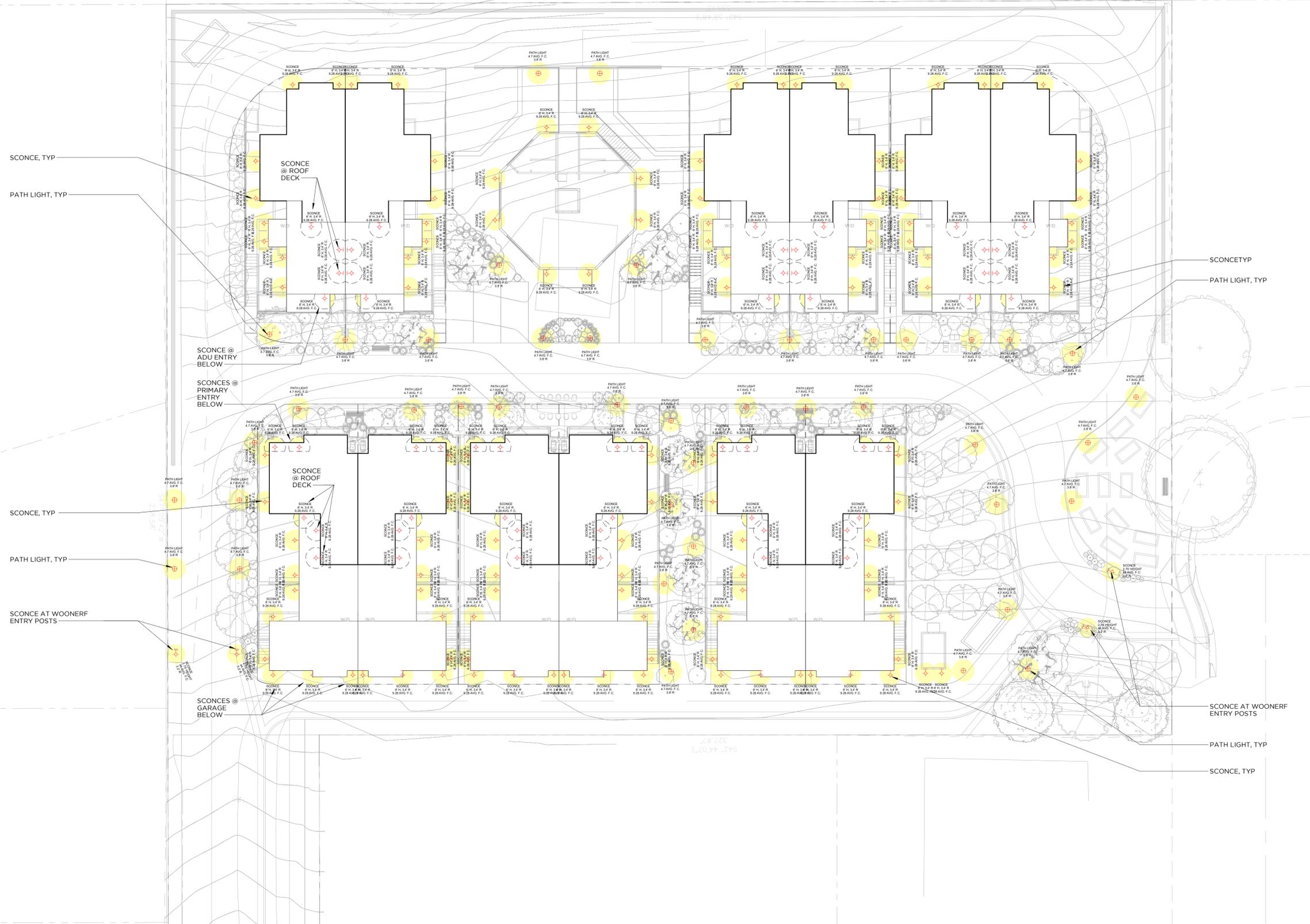
② WOONERF ENTRY POSTS
1/2" = 1'-0"



① STREET ENTRY MONUMENT SIGN
1/2" = 1'-0"



LIGHTING LEGEND										
SYMBOL	FIXTURE	QUANTITY	RADIUS @ GRADE FOR AVG FC	AVERAGE FOOT-CANDLES @ GRADE	LUMEN OUTPUT	MODEL	FINISH	VENDOR	CONTACT	NOTES
	PATH LIGHT	44	3'-8" RADIUS	4.7 FC A.F.G.	275 LM	6061-27-BZ	BRONZE	WAC LANDSCAPE LIGHTING	(800) 526-2588	WACLIGHTING.COM
	SCONCE	41	3'-5" RADIUS/ 3'-2" RADIUS	9.28 FC 6" A.F.G./ 44 FC 2.75" A.F.G.	350 LM	#11250AZT30	BRONZE	KICHLER	(866) 203-5392	KICHLERLIGHTING EXPERTS.COM
	TRANSFORMER	-	-	-	-	-	-	FX LUMINAIRE	760-744-5240	PER CONTRACTOR



SCONCE, TYP

PATH LIGHT, TYP

SCONCE, TYP

PATH LIGHT, TYP

SCONCE AT WOONERF ENTRY POSTS

SCONCES @ GARAGE BELOW

SCONCE @ ADU ENTRY BELOW

SCONCES @ PRIMARY ENTRY BELOW

SCONCE @ ROOF DECK

SCONCE TYP

PATH LIGHT, TYP

SCONCE AT WOONERF ENTRY POSTS

PATH LIGHT, TYP

SCONCE, TYP

1 SITE LIGHTING PLAN
1/16" = 1'-0"

ELECTRICAL - SITE LIGHTING PLAN & PHOTOMETRIC STUDY

SKY GARDEN TERRACE

65 LASKER LANE, COTATI, CA 94931

APN:144-470-007

DATE
08.09.24

STATUS
1 PLANNING
SUBMITTAL



WRIGHT ARCHITECTURE

415.686.3984
WRIGHT-ARCH.COM

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED

BALANCE SINGLE LED PATH LIGHT
6061

WAC
LANDSCAPE LIGHTING



wacighting.com
Phone: (800) 526.2588
Fax: (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

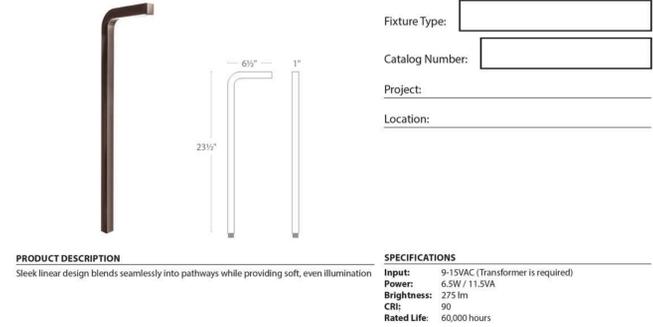
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

BALANCE SINGLE LED PATH LIGHT
6061

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Phone: (800) 526.2588
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Port Washington, NY 11050

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Lithia Springs, GA 30122

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1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

PATH LIGHT

Cylinder 3000K LED 7" Wall Light Textured Architectural Bronze 11250AZT30

SPECIFICATIONS

Certifications/Qualifications	
Class 2	Yes
Dark Sky Compliant	Yes
Title 24 Compliant	Yes
	www.kichler.com/warranty

Dimensions	
Base Backplate	5.00" X 5.00"
Extension	6.50"
Weight	1.95 LBS
Height from center of Wall opening (Spec Sheet)	3.25"
Height	7.00"
Width	5.00"

Electrical	
Input Voltage	Dual (120/140)V

Light Source	
Delivered Lumens	350
Dimmable	Yes
Expected Life Span (Hours)	40000
Lamp Included	Integrated LED
Max or Nominal Watt	11.00
# of Bulbs/LED Modules	1

Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount

Photometrics	
Color Rendering Index	90
Color Temperature Range	3000
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Primary Material	Aluminum
Shade Dimensions	4.50" D X 7.00"

Product/Ordering Information	
SKU	11250AZT30
Finish	Textured Architectural Bronze
Style	Contemporary
UPC	783927453059

Finish Options

- Textured Architectural Bronze
- Textured Black



Kichler.com **KICHLER.** 1

SCONCE

ELECTRICAL - LIGHTING SPECIFICATIONS

SKY GARDEN TERRACE
65 LASKER LANE, COTATI, CA 94931
APN:14-470-007

DATE: 08.09.24
STATUS: 1 PLANNING SUBMITTAL

WRIGHT ARCHITECTURE

415.686.3984
WRIGHT-ARCH.COM

E2

NOTE: IF PRINTED ON 12" X 18" PAPER, SCALE IS HALF OF WHAT IS NOTED

PROJECT INFORMATION

PROJECT ADDRESS: 65 LASKER LANE
COTATI, CA 94931

OWNER/DEVELOPER: PACIFIC REALTY DEVELOPMENT LLC
C/O MARK HANF
NOVATO, CA 94945
(415) 850-5555

CIVIL ENGINEER: THOMAS J. BILLETTER, P.E.
BC ENGINEERING GROUP, INC.
2800 CLEVELAND AVE, SUITE B
SANTA ROSA, CA 95403
(707) 542-4321

SURVEYOR: RAY CARLSON & ASSOCIATES, INC
411 RUSSELL AVENUE
SANTA ROSA, CA 95403
(707) 528-7649

AREA: 1.81 ACRES

EARTHWORK SUMMARY

CUT = 3,335 CY
FILL = 2,825 CY
NET = 510 CY (CUT)

DISTURBED AREA = 1.80 ACRES WID # N/A
NEW IMPERVIOUS AREA = 57,672 SF

EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES AREA BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND AND PROPOSED FINISH GROUND AND COULD VARY ACCORDING TO THESE FACTORS. CONTRACTOR SHALL CONFIRM EXISTING TOPOGRAPHY, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S), AND SHALL PERFORM AN INDEPENDENT QUANTITY TAKEOFF AND BID ACCORDINGLY.

SHEET INDEX

- C1.0 PROJECT INFORMATION
- C1.1 NOTES
- C2.0 DEMOLITION PLAN
- C3.0 OVERALL SITE PLAN
- C4.0 - C4.3 ROADWAY PLAN AND PROFILE
- C5.0 - C5.2 ROADWAY CROSS SECTIONS
- C6.0 GRADING, DRAINAGE, AND SCHEMATIC UTILITY DESIGN PLAN
- C7.0 EROSION AND SEDIMENT CONTROL
- C8.0 - C8.1 DETAILS

PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO PROVIDE GRADING AND DRAINAGE IMPROVEMENTS FOR A NEW MULTI FAMILY 12 LOT SUBDIVISION.

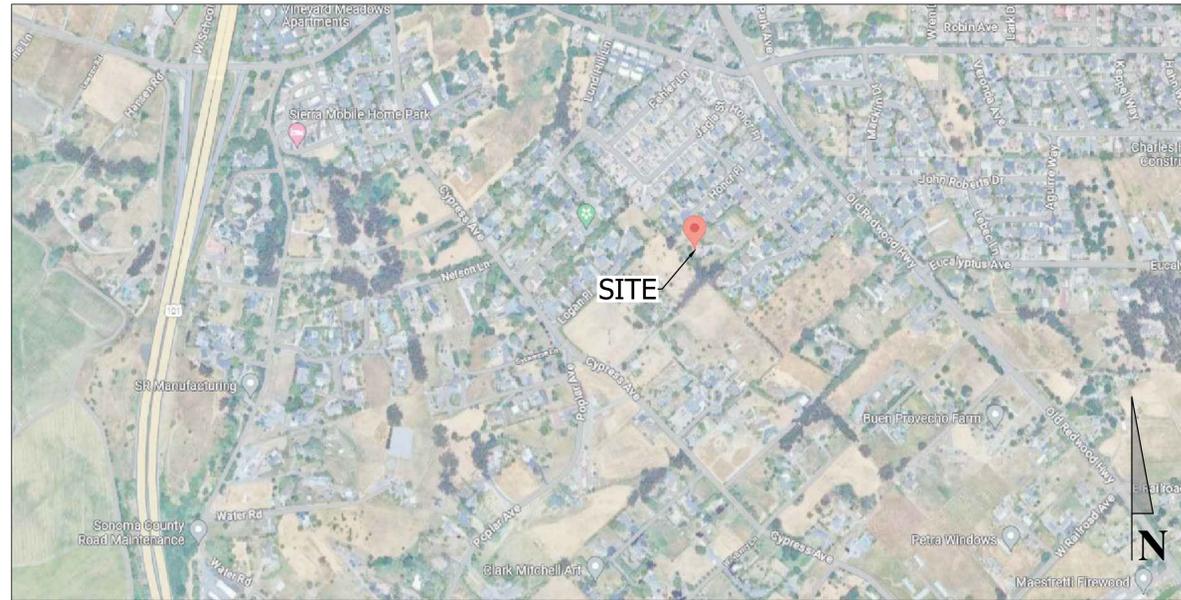
SURVEY NOTE

DESCRIPTION OF BENCHMARK: FOUND PK NAIL AND WASHER
ELEVATION: 157.74 FEET FLOW LINE OF SSMH ON HONOR PL PER IMPROVEMENT PLANS FOR LASKER KNOLLS JULY 2008
CONTOUR INTERVAL = 1 FOOT

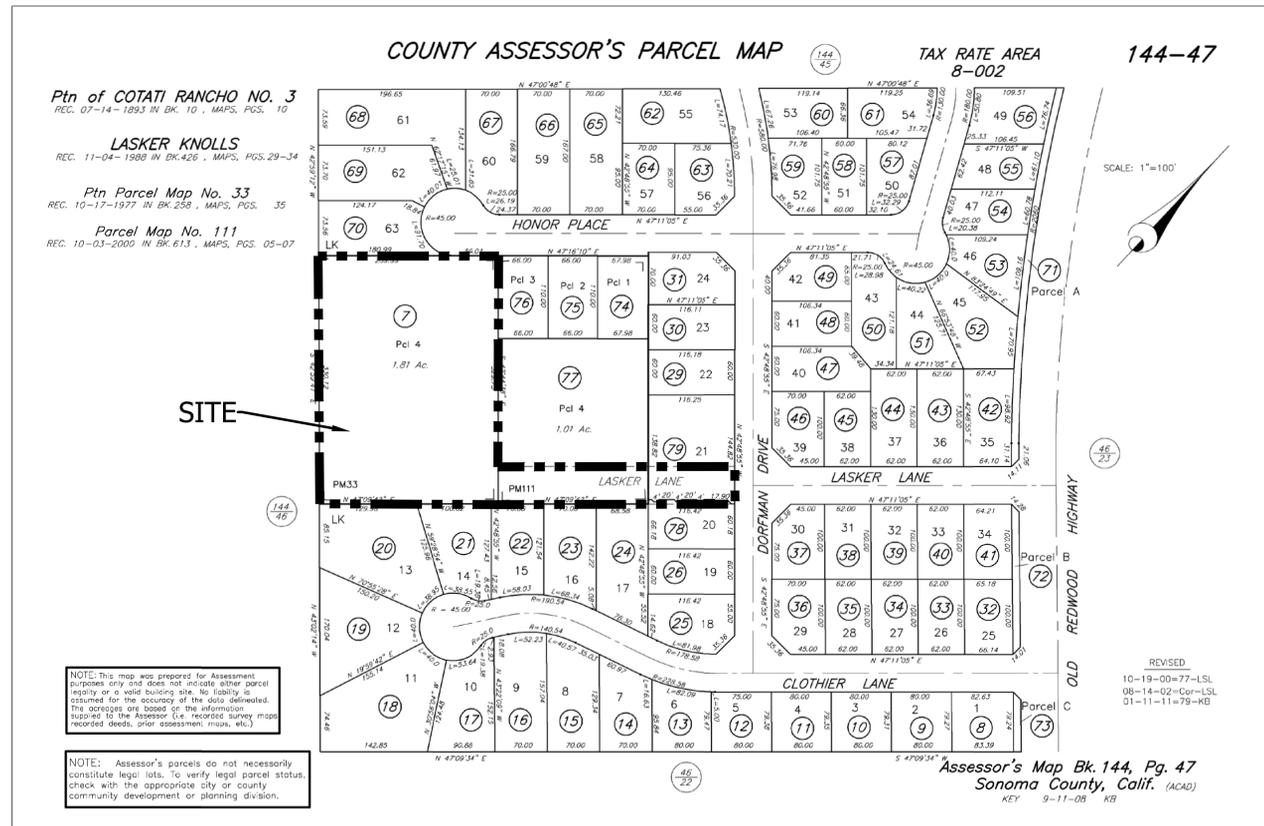
LEGEND

EXISTING	PROPOSED	DEFINITION
---	---	PROPERTY LINE
---	---	ROAD CENTERLINE
---	---	ELECTRICAL (UNDERGROUND)
---	---	ELECTRICAL (OVERHEAD WIRE)
---	---	GAS LINE
---	---	GATE VALVE
---	---	HYDRANT
---	---	PIPE CAP
---	---	POINT OF COORDINATION
---	---	SANITARY SEWER PIPE
---	---	STORM WATER DRAIN PIPE
---	---	STREET LIGHT
---	---	SUB-DRAIN
---	---	WATER LINE
---	---	BUILDING OVERHEAD
---	---	DAYLIGHT LINE
---	---	DRAINAGE SWALE FLOW LINE
---	---	EDGE OF PAVEMENT
---	---	FENCE
---	---	FEATURE TO BE REMOVED
---	---	FIBER ROLL
---	---	GRADE BREAK
---	---	LIMITS OF GRADING WORK
---	---	RETAINING WALL
---	---	ROADSIDE SIGN
---	---	SAWCUT
---	---	TREE TO BE REMOVED

**PRELIMINARY GRADING AND DRAINAGE DRAWINGS FOR
SKY GARDEN TERRACE
65 LASKER LANE, COTATI, CA 94931
APN**



VICINITY MAP
NTS



ASSESSORS PARCEL MAP
NTS

ABBREVIATIONS

&	AND	HT	HEIGHT
@	AT	HWY	HIGHWAY
CL	CENTERLINE	ID	INSIDE DIAMETER
°	DEGREE	IG	INVERT GRADE
Ø	DIAMETER	IN	INCH
#	NUMBER	INT	INTERIOR
//	PARALLEL	INV	INVERT
%	PERCENT	IJ	"I" JOIST
±	PERPENDICULAR	JST	JOIST
±	PLUS OR MINUS	JT	JOINT TRENCH
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LAT	LATERAL
AD	AREA DRAIN	LIP	LIP OF GUTTER
AFF	ABOVE FINISHED FLOOR	LF	LINEAL FOOT
AG	AGGREGATE	LGW	LIMITS OF GRADING WORK
ALT	ALTERNATE	MAX	MAXIMUM
APN	ASSESSOR'S PARCEL NUMBER	ME	MATCH EXISTING
ARCH	ARCHITECT / ARCHITECTURAL	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
BC	BEGIN CURVE	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
BD	BELOW DECK	(N)	NEW
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	OC	ON CENTER
BLKG	BLOCKING	OD	OUTSIDE DIAMETER OF OUTSIDE FACE
BM	BENCHMARK	OH	OVERHEAD
BOF	BOTTOM OF FOOTING	OPNG	OPENING
BRG	BEARING	OPP	OPPOSITE
BSL	BUILDING SETBACK LINE	ORIG	ORIGINAL
BSW	BACK OF SIDEWALK	(P)	PROPOSED
BT	BEGIN TRANSITION	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF WALL	PL	PROPERTY LINE
CIP	CAST IN PLACE	POC	POINT OF CURVATURE
CB	CATCH BASIN	PRC	POINT OF RETURN CURVE
CBC	CALIFORNIA BUILDING CODE	PUE	PUBLIC UTILITY EASEMENT
CCF	CUBIC FEET	PVC	POLYVINYLCHLORIDE
CL	CENTERLINE / CLASS	PVMT	PAVEMENT
CLR	CLEAR	R or RAD	RADIUS
CONC	CONCRETE	RC	RELATIVE COMPACTION
CONN	CONNECTION	REF	REFERENCE
CONST	CONSTRUCTION	REINF	REINFORCING
CONT	CONTINUOUS	REQD	REQUIRED
CPC	CALIFORNIA PLUMBING CODE	RO	ROUGH OPENING
CPP	CORRUGATED PLASTIC PIPE	ROW	RIGHT OF WAY
CRC	CALIFORNIA RESIDENTIAL CODE	RT	RIGHT
CTR	CENTER	RWD	REDWOOD
CY	CUBIC YARD	S	SLOPE
D	DEPTH	SAD	SEE ARCHITECTURAL DRAWINGS
DI	DROP INLET	SB	SOLID BLOCK
DIA	DIAMETER	SC	SPIRAL CURVE
DIAG	DIAGONAL	SCD	SEE CIVIL DRAWINGS
DIM	DIMENSION	SCH	SCHEDULE
DIST	DISTANCE	SD	STORM DRAIN
DL	DAYLIGHT	SDCO	STORM DRAIN CLEANOUT
DN	DOWN	SDE	STORM DRAIN EASEMENT
DS	DOWNSPOUT	SDMH	STORM DRAIN MANHOLE
DWG	DRAWING	SED	SEE ELECTRICAL DRAWINGS
EA	EACH	SF	SQUARE FEET
EE	END CURVE	SG	SUBGRADE
EE	EACH END	SIM	SIMILAR
EF	EACH FACE	SLAD	SEE LANDSCAPE ARCHITECTURAL DRAWINGS
EG	EXISTING GROUND	SMD	SEE MECHANICAL DRAWINGS
EL of ELEV	ELEVATION	SO	SIDE OPENING
ELEC	ELECTRICAL	SPEC	SPECIFICATION
EN	EDGE NAILING	SPD	SEE PLUMBING DRAWINGS
EP	EDGE OF PAVEMENT	SO	SQUARE
EQPT	EQUIPMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEANOUT
ES	EACH SIDE	SSMH	SANITARY SEWER MANHOLE
ESMT	EASEMENT	STA	STATION
EW	EACH WAY	STD	STANDARD
EX or (E)	EXISTING	STRUC	STRUCTURAL
EXC	EXCAVATION / EXCAVATE	SWE	SIDEWALK EASEMENT
EXT	EXTERIOR	T&B	TOP AND BOTTOM
FC	FACE OF CURB	TB	TOP OF BANK
FD	FLOOR DRAIN	TC	TOP OF CONCRETE
FDN	FOUNDATION	TCC	TOP OF CONCRETE CURB
FF	FINISH FLOOR	TD	TRENCH DRAIN
FG	FINISH GRADE	TG	TOP OF GRATE
FIN	FINISH	TOF	TOP OF FOOTING
FL	FLOWLINE	TOT	TOTAL
FLR	FLOOR	TP	TOP OF PAVEMENT
FO	FACE OF	TW	TOP OF WALL
FOW	FACE OF WALL	TYP	TYPICAL
FSS	FINISHED SURFACE	USP	UNDER SEPARATE PERMIT
FSS	FIRE SAFE STANDARDS	V	VOLUME
FT	FOOT / FEET	VC	VERTICAL CURVE
GB	GRADE BREAK / GRAVEL BAG	VERT	VERTICAL
GR	GRATE	VIF	VERIFY IN FIELD
GRD	GRADE	W	WATER / WIDTH
GRND	GROUND	WITH	WITH
HDPE	HIGH DENSITY POLYETHYLENE	W/O	WITHOUT
HORIZ	HORIZONTAL	YD, YDS	YARD, YARDS
HP	HIGH POINT	Z	DITCH SIDE SLOPE

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
www.bceengineeringgroup.com
Phone: 707-542-4321
SANTA ROSA OFFICE: 2800 Cleveland Ave., Suite B, Santa Rosa, CA 95403
UKIAH OFFICE: 603 S. State Street, Ukiah, CA 95422

PRELIMINARY GRADING AND DRAINAGE DRAWINGS
PROJECT INFORMATION
SKY GARDEN TERRACE
C/O MARK HANF
65 LASKER LANE
COTATI, CA 94931

REGISTERED PROFESSIONAL ENGINEER
T. J. BILLETTER
CIVIL
NO. 25330-25
OF CALIFORNIA

Date: 8/09/2024
Job: 2327-21
Drawn: TSL
Scale: AS SHOWN
APN: 144-470-007
Permit #:
Sheet: **C1.0**
1 of 15

NOT FOR CONSTRUCTION

GENERAL NOTES:

- 1. NEW TREE CANOPIES SHALL NOT INFRINGE ON THE 15 FOOT HEIGHT REQUIREMENT FOR FIRE ACCESS ROADS.
- 2. ALL MATERIAL WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY OF COTATI STANDARD SPECIFICATIONS AND STANDARD PLANS.
- 3. FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF COTATI, 201 WEST SIERRA AVE., COTATI, CA 94931, BEFORE START OF WORK. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE PERMIT.
- 4. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL FEES PRIOR TO COMMENCEMENT OF ANY WORK.
- 5. CONTRACTOR SHALL GIVE THE CITY OF COTATI PUBLIC WORKS DEPARTMENT 48 HOURS NOTICE BEFORE STARTING WORK. CALL (707) 792-4610 OR CONTACT AT 201 WEST SIERRA AVE, COTATI, CA. 94931 FOR INSPECTION SERVICES.
- 6. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING OF WORK. CONTACT THE CITY ENGINEER TO SCHEDULE SUCH MEETING.
- 7. WORK HOURS ARE LIMITED TO FROM MONDAY THROUGH FRIDAY 7:00 A.M. TO 7:00 P.M., UNLESS AMENDED BY PROJECT CONDITIONS, INSPECTION WILL BE AVAILABLE MONDAY THROUGH THURSDAY FROM 8:00 A.M. TO 4:30 P.M. CONTRACTORS SHALL SCHEDULE INSPECTIONS 48 HOURS IN ADVANCE BY CALLING (707) 792-4610.
- 8. ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER AND THE OWNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
- 9. GRADE BREAKS ON CURBS AND SIDEWALKS SHALL BE ROUNDED OFF IN FORMS AND SURFACE FINISHING.
- 10. SIDEWALK WARPS AND RIGHT OF WAY SHALL BE PROVIDED TO ALLOW A MINIMUM CLEAR 5-FOOT WALKWAY IN ALL LOCATIONS INCLUDING WHERE MAILBOXES, UTILITY POLES, FIRE HYDRANTS, AND GUY WIRES ARE TO BE INSTALLED.
- 11. THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE APPROVAL OF MAIL BOX LOCATIONS BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.
- 12. ITEMS SPECIFIED ON THE STANDARD PLANS ARE APPROVED FOR USE BY THE CITY OF COTATI. ALL SUBSTITUTES OR ALTERATIONS SHALL BE SUBMITTED TO THE CITY OF COTATI FOR APPROVAL.

NOTIFICATION FOR INSPECTIONS:

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO ENSURE THAT ALL UNDERGROUND DRAINAGE INFRASTRUCTURE IS INSPECTED BY THE ENGINEER OF RECORD PRIOR TO BACKFILL. THE ENGINEER OF RECORD MUST BE PRESENT TO INSPECT THE DEPTHS AND WIDTHS OF THE UNDERGROUND DRAINAGE INFRASTRUCTURE TO ENSURE THEY HAVE THE NECESSARY DOCUMENTATION NEEDED TO PROVIDE A WRITTEN CERTIFICATION TO THE PERMITTING AGENCY STATING THAT THE UNDERGROUND DRAINAGE INFRASTRUCTURE HAS BEEN INSTALLED PER PLAN AND AS DESIGNED. IF THE ENGINEER OF RECORD IS NOT PRESENT TO INSPECT THE INSTALLATION OF UNDERGROUND DRAINAGE INFRASTRUCTURE, THE OWNER AND/OR CONTRACTOR ASSUMES THE RISK OF REMOVING BACKFILLED MATERIAL AT THEIR OWN EXPENSE IN ORDER FOR PROPER MEASUREMENTS AND DOCUMENTATION TO OCCUR.

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO ENSURE THAT ALL STORM WATER LOW IMPACT DEVELOPMENT PERMANENT BEST MANAGEMENT PRACTICES (BMPs) ARE INSPECTED BY THE ENGINEER OF RECORD PRIOR TO BACKFILL OF STRUCTURAL AND/OR TREATMENT SOIL. THE ENGINEER OF RECORD MUST BE PRESENT TO INSPECT THE DEPTHS AND WIDTHS OF THE PROPOSED BMPs, THE DEPTHS OF STRUCTURAL SOIL, AND THE DEPTHS OF TREATMENT SOIL. IF THE ENGINEER OF RECORD IS NOT PRESENT TO INSPECT THE INSTALLATION OF PERMANENT BMPs, THE OWNER AND/OR CONTRACTOR ASSUMES THE RISK OF REMOVING BACKFILLED STRUCTURAL AND/OR TREATMENT SOIL AT THEIR OWN EXPENSE IN ORDER FOR PROPER MEASUREMENTS AND DOCUMENTATION TO OCCUR.

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO ENSURE THAT ALL PRODUCT SPECIFICATION SHEETS FOR BACKFILL MATERIAL USED WITHIN STORM WATER LOW IMPACT DEVELOPMENT PERMANENT BMP AREAS ARE RETAINED THROUGHOUT THE DURATION OF CONSTRUCTION, AND ARE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO BACKFILL. THIS IS TO ENSURE THAT THE BACKFILL MATERIAL MEETS THE MANUFACTURERS RECOMMENDATIONS FOR THE STORM WATER LOW IMPACT DEVELOPMENT PERMANENT BMP. AS WELL AS TO ENSURE THAT THE ENGINEER OF RECORD HAS THE REQUIRED DOCUMENTATION NECESSARY TO PROVIDE A WRITTEN CERTIFICATION TO THE PERMITTING AGENCY STATING THAT THE STORM WATER LOW IMPACT DEVELOPMENT PERMANENT BMP(S) HAVE BEEN INSTALLED AS DESIGNED.

APPROVAL OF ALL WORK SHALL BE NECESSARY AT THE COMPLETION OF EACH OF THE FOLLOWING STAGES OF WORK AND SUCH APPROVAL MUST BE OBTAINED BEFORE SUBSEQUENT STAGES OF WORK MAY BE COMMENCED. ADDITIONALLY, THE INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY OF THE FOLLOWING STAGES OF WORK.

ANY CONSTRUCTION OR EXCAVATION REQUIRING INSPECTION THAT IS UNDERTAKEN WITHOUT INSPECTION IS SUBJECT TO RECONSTRUCTION AND RE-EXCAVATION AT THE CONTRACTOR'S EXPENSE. INSPECTION MUST BE SCHEDULED FOR THE FOLLOWING WORK:

- 1. COMPACTION AND PREPARATION OF EMBANKMENTS, EXCAVATIONS, AND SUB-GRADE.
- 2. CONSTRUCTION OF FORMS FOR ALL CONCRETE STRUCTURES, INCLUDING CURBS, GUTTERS, AND SIDEWALKS.
- 3. PLACING OF CONCRETE IN STRUCTURES, INCLUDING CURBS, GUTTERS AND SIDEWALKS.
- 4. EXCAVATION AND BEDDING FOR STRUCTURES AND PIPES AND PUBLIC UTILITIES, STORM DRAIN, WATER, AND SEWER FACILITIES, INCLUDING SERVICES AND LATERALS, MUST BE INSPECTED BY THE CITY PRIOR TO BACKFILL.
- 5. CONSTRUCTION OF ROADSIDE DITCHES AND OTHER DRAINAGE WAYS.
- 6. PLACING AND COMPACTING OF BASE MATERIAL. IF MORE THAN ONE COURSE OR TYPE OF BASE OR SUBBASE IS TO BE USED, APPROVAL SHALL BE NECESSARY FOR EACH COURSE AND/OR TYPE.
- 7. PLACING OF PAVEMENT OR SURFACING. WITHIN 48 HOURS OF PAVING, ALL WATER VALVE BOXES, CLEANOUTS AND MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO GRADE AND INSPECTED.
- 8. STRIPING & SIGNING LAYOUT AND PLACEMENT.
- 9. FINAL CLEAN-UP.

GRADING NOTES:

- 1. A GRADING PERMIT SHALL BE ISSUED BY THE CITY OF COTATI PRIOR TO ANY GRADING SHOWN ON THESE PLANS IN ACCORDANCE WITH CITY GRADING ORDINANCE.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE GEOTECHNICAL ENGINEER (FILL IN GEOTECHNICAL ENGINEER'S NAME, REPORT TITLE, PROJECT NUMBER AND DATE OF REPORT. INCLUDE SUPPLEMENTARY REPORTS IF THEY EXIST.) ALL GRADING SHALL BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AND SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT AND CHAPTER 33-APPENDIX AND 70-APPENDIX OF THE ADOPTED UNIFORM BUILDING CODE.
- 3. STREET SUB-GRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION TO A DEPTH OF NO LESS THAN 6" IN THE ROADWAY SECTION. ASPHALT CONCRETE AND CLASS 2 AGGREGATE BASE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
- 4. THE USE OF THE SAND CONE METHODS (SUCH AS ASTM 1557 OR CAL 216) FOR DETERMINING FIELD DENSITIES WILL NOT BE ALLOWED AS A SUBSTITUTE FOR NUCLEAR GAUGE TESTING.
- 5. ALL EXISTING WELLS, SEPTIC TANKS AND/OR UNDERGROUND FUEL STORAGE TANKS SHALL BE ABANDONED UNDER PERMIT AND INSPECTION OF THE SONOMA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT OR OTHER DESIGNATED AGENCY.
- 6. ANY EXCESS MATERIALS SHALL BE CONSIDERED THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF AWAY FROM THE JOB SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND COUNTY COMPLIANCE.
- 7. TESTING AND OBSERVATION SHALL BE DONE IN ACCORDANCE WITH THE CITY'S QAP OR THE SOIL ENGINEERS RECOMMENDATIONS, WHICHEVER IS MORE RESTRICTIVE. REPORTS SHALL BE SUBMITTED WEEKLY TO THE CITY.

STORM DRAIN NOTES:

- 1. STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE, HIGH DENSITY POLYETHYLENE, OR CAST IN PLACE CONCRETE PIPE CONFORMING TO CALTRANS STANDARD SPECIFICATIONS. CAST IN PLACE PIPE MAY NOT BE USED IN EXISTING STREETS WITHOUT THE EXPRESS AUTHORIZATION OF THE CITY ENGINEER.
- 2. THE MINIMUM COVER OVER STORM DRAIN PIPE SHALL BE 24" MEASURED FROM SUB GRADE AND THE MAXIMUM ALLOWABLE COVER SHALL BE LIMITED TO 11 FEET MEASURED FROM FINISHED SURFACE.
- 3. TRENCHING, BACKFILL AND RESURFACING FOR STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH CITY STANDARD 201.
- 4. ALL STORM DRAIN MANHOLES SHALL BE A MINIMUM OF 48" IN DIAMETER PER CITY STANDARD 202 UNLESS OTHERWISE NOTED, MANHOLE FRAME AND COVER SHALL HAVE 24" CLEAR OPENING, AND BE HEAVY DUTY NON-ROCKING. RAISED LETTERS ON TOP OF THE COVER SHALL READ "STORM DRAIN". PIPES SHALL NOT PROTRUDE INSIDE THE MANHOLE AND PIPE ENDS SHALL BE ROUNDED.
- 5. STORM DRAIN WITHIN CITY MAINTAINED ROADS SHALL BE MINIMUM 18 INCH DIAMETER, WITH THE EXCEPTION OF LATERALS WHICH MAY BE 15 IN. DIAMETER.
- 6. PRIOR TO ACCEPTANCE OF THE STORM DRAIN SYSTEM, THE CONTRACTOR SHALL VIDEO ALL STORM DRAIN LINES TO ENSURE THEY ARE FREE AND CLEAR OF ALL DEBRIS AND SILT. ALL VIDEO SHALL BE SUBMITTED TO THE CITY WITH WRITTEN REPORTS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL. IF CLEANING OF THE PIPES IS NEEDED, THE CONTRACTOR SHALL NOT BE ALLOWED TO WASH SILT AND/OR DEBRIS INTO THE EXISTING CITY STORM DRAIN SYSTEM INCLUDING ANY CREEKS OR OPEN WATERWAYS.

EROSION CONTROL NOTES:

- 1. A NOTICE OF INTENT SHALL BE FILED BY THE OWNER FOR ALL PROJECTS OVER ONE (1) ACRE IN AREA, OR IF OTHERWISE REQUIRED BY THE STATE GENERAL CONSTRUCTION STORM WATER PERMIT. THE CONTRACTOR SHALL PROVIDE THE NUMBER TO THE CITY PRIOR TO ANY CONSTRUCTION, AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE PERMIT.
- 2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND IN PLACE BETWEEN OCTOBER 1 AND APRIL 30. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND MODIFIED AS NEEDED OR DIRECTED BY THE CITY.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION CONTROL MEASURES. SITE EROSION CONTROL SHALL BE INSPECTED BY THE CONTRACTOR AND CLEARED IF NECESSARY AFTER EVERY STORM.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS TO THE SATISFACTION OF THE CITY ENGINEER.
- 5. ALL GRADED AREAS AND EXPOSED SOIL WITHIN THIS PROJECT SHALL BE SEEDED FOR EROSION CONTROL BY THE CONTRACTOR. SEED AND MULCH WILL BE APPLIED BY OCTOBER 1ST TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO PROJECT ROADS. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING.
- 6. ALL CRITICAL EARTHWORK OPERATIONS SHALL BE PERFORMED DURING THE DRY WEATHER SEASON, FROM MAY 1ST TO OCTOBER 1ST OR AS OTHERWISE APPROVED BY THE CITY ENGINEER. THE CLEARING OF EXISTING VEGETATION SHALL BE CONFINED TO WITHIN THE LIMITS OF ACTUAL EARTHWORK. INCREMENTAL DEVELOPMENT SHALL BE REQUIRED TO ENSURE THAT THE AMOUNT OF LAND CLEARED AT ANY TIME IS LIMITED TO THE AREA THAT CAN BE DEVELOPED DURING THE CONSTRUCTION PERIOD. STORM WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY DOWN UNPROTECTED SLOPES. ENERGY DISSIPATING STRUCTURES AND EROSION CONTROL DEVICES SHALL BE PLACED AT ALL DRAINAGE OUTLETS WHICH DISCHARGE TO THE STORM DRAIN AS SHOWN ON THESE PLANS. ALL SEDIMENT TRAPS SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH TIME AS THE CITY ACCEPTS MAINTENANCE RESPONSIBILITY.

GENERAL NOTES:

- 1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD OWNER AND BC ENGINEERING GROUP HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- 2. THE ENGINEER ASSUMES NO RESPONSIBILITY OTHER THAN FOR THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.
- 3. ALL MATERIALS TO BE USED ARE TO BE APPROVED BY THE ENGINEER PRIOR TO THEIR PLACEMENT. ANY MATERIALS INSTALLED PRIOR TO APPROVAL ARE SUBJECT TO REMOVAL.
- 4. AFTER COMPLETION OF WORK, WORK AREAS SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
- 5. NO GUARANTEE IS INTENDED THAT UNDERGROUND CONSTRUCTIONS NOT SHOWN ON THE PLANS WILL NOT BE ENCOUNTERED. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND THE CONTRACTOR IS CAUTIONED THAT THE OWNER, THE ENGINEERS AND THE COUNTY OF SONOMA ASSUME NO RESPONSIBILITY FOR ANY OBSTRUCTIONS EITHER SHOWN OR NOT SHOWN ON THESE PLANS.
- 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN AND BRING DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- 7. ALL WORK SHALL CONFORM TO APPLICABLE CITY OF COTATI CODES AND STANDARDS.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMING CITY OF COTATI DEPARTMENT OF FIRE SERVICES OF WORK PROGRESS SCHEDULES AND FOR OBTAINING NECESSARY INSPECTIONS/APPROVALS.
- 9. THE OWNER SHALL PROVIDE THE NECESSARY MATERIAL AND SOILS TESTING INSPECTIONS AND OBSERVATIONS. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE PRIOR TO REQUIRED TESTING.
- 10. ALL GRADING ON-SITE SHALL NOT INHIBIT OFF-SITE DRAINAGE. STRIPPING AND CLEARING OF SITE SHALL BE CONFINED TO ONLY AREAS TO BE IMPROVED. STOCKPILE STRIPPING MATERIAL AS AUTHORIZED BY THE OWNER. EQUIPMENT AND MATERIAL STORAGE AREAS SHALL BE APPROVED BY THE OWNER. EXCESS MATERIAL SHALL BE PLACED IN AREAS SHOWN ON THESE PLANS.
- 11. OWNER SHALL PROVIDE ONE SET OF CONSTRUCTION SLOPE STAKES. OBLITERATED OR DISTURBED STAKES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 12. SILT FENCING SHALL BE REJECTED FOR EROSION CONTROL.
- 13. ALL NATURAL AREAS DISTURBED BY EARTHWORK SHALL BE REPAIRED WITH EXISTING STOCKPILED TOPSOIL SPECIFIC TO DISTURBED AREA. PRIOR TO COMMENCING ANY EARTHWORK OR GROUND DISTURBANCE, CONTRACTORS SHALL IDENTIFY STOCKPILE LOCATIONS FOR TOP SOIL WITH THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL PLAN TO HAVE MULTIPLE STOCKPILE LOCATIONS ONSITE IN AN EFFORT TO SEPARATE TOP SOIL ZONES FOR REPLACEMENT AT THE END OF CONSTRUCTION. AFTER EARTHWORK IS COMPLETE, CONTRACTOR SHALL REPLACE STOCKPILED TOP SOILS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- 14. EXCESS EARTH MATERIAL SHALL BE PLACED IN AREAS DESIGNATED BY THE OWNER AND/OR PROJECT ARCHITECTS, AND INSPECTED/TESTED, AS NECESSARY, BY A GEOTECHNICAL ENGINEER. SHOULD ANY MATERIAL NEED TO BE REMOVED FROM SITE, ALL OFFHAUL MATERIAL SHALL BE INCLUDED IN BID.
- 15. ALL CUT AND FILL EXCAVATION AND EARTH PLACEMENT SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.
- 16. ALL STORM DRAIN PIPE SHALL BE ADS OR HANCOR DOUBLE-WALLED SMOOTH BORE, OR EQUIVALENT.
- 17. CONTRACTOR TO COORDINATE WITH OWNERS AND GEOTECHNICAL FIRM THE PLACEMENT OF EARTH SPOILS, STABILIZATION, AND WINTERIZATION.

ENVIRONMENTAL CONDITIONS NOTES:

- 1. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING NOISE, ODORS, DUST AND DEBRIS TO MINIMIZE IMPACTS ON SURROUNDING PROPERTIES AND ROADWAYS. CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT ALL CONSTRUCTION EQUIPMENT IS EQUIPPED WITH MANUFACTURERS APPROVED MUFFLERS AND BAFLES. FAILURE TO COMPLY MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
- 2. IN THE EVENT THAT ARCHEOLOGICAL SITE INDICATORS (CHIPPED CHERT, OBSIDIAN TOOLS, WASTE FLAKES, GRINDING IMPLEMENTS, DARKENED SOIL CONTAINING BONE FRAGMENTS AND SHELLFISH REMAINS, OR CERAMICS, GLASS OR METAL FRAGMENTS) ARE UNCOVERED, THE CITY ENGINEER SHALL BE CONTACTED IMMEDIATELY. ALL GROUND DISTURBING WORK SHALL CEASE IN THE VICINITY OF ANY DISCOVERY UNTIL AN ARCHEOLOGIST COMPLETES AN EVALUATION OF SIGNIFICANCE.
- 3. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL HALT CONSTRUCTION IMMEDIATELY, NOTIFY THE CITY, AND IMPLEMENT REMEDIATION (AS DIRECTED BY THE CITY OR ITS AGENT) IN ACCORDANCE WITH ANY REQUIREMENTS OF THE SONOMA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD.
- 4. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN TRAFFIC FLOW ON AFFECTED ROADWAYS DURING NON-WORKING HOURS, AND TO MINIMIZE TRAFFIC RESTRICTION DURING CONSTRUCTION. NO EXITING STREET SHALL BE ALLOWED TO BE COMPLETELY CLOSED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE CITY ENGINEER. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW TRAFFIC SAFETY MEASURES IN ACCORDANCE WITH THE CALTRANS "MANUAL OF TRAFFIC SAFETY CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES." THE CITY'S EMERGENCY SERVICE PROVIDERS SHALL BE NOTIFIED OF PROPOSED CONSTRUCTION SCHEDULED BY THE CONTRACTOR(S). THE CONTRACTOR(S) SHALL NOTIFY EMERGENCY SERVICE PROVIDERS IN WRITING AT LEAST 48 HOURS IN ADVANCE OF ITS PROPOSED SCHEDULE OF WORK.
- 5. A TRAFFIC HANDLING PLAN SHALL BE DELIVERED TO THE CITY ENGINEER FOR REVIEW 10 WORKING DAYS BEFORE CONSTRUCTION BEGINS.
- 6. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE FOLLOWING HAUL ROUTE: (THE ENGINEER SHALL FILL IN THE HAUL ROUTES TO BE USED. CONSTRUCTION TRAFFIC SHALL BE CONFINED TO MAJOR STREETS.)
- 7. ALL TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO COMMENCEMENT OF GRADING OPERATIONS. FENCING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

STREET LIGHTING NOTES:

- 1. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- 2. ALL WIRING SHALL BE IN APPROVED CONDUIT. ALL CONDUITS SHALL BE A MINIMUM OF 2" DIAMETER, SCHEDULE 40 P.V.C. (POLYVINYL CHLORIDE), EXCEPT FROM EACH STREET LIGHT TO THE ADJACENT PULL BOX WHICH MAY BE 1" DIAMETER PVC OR METAL, AND SHALL HAVE THE FOLLOWING COVER FROM TOP OF CONDUIT. A. WITHIN SIDEWALK OF PARKWAY AREAS: 2' - 0" MIN. B. WITHIN ROADWAY AREAS: 4' - 0" MIN.
- 3. ALL METAL CONDUIT AND OTHER METAL PARTS SHALL BE CONTINUOUSLY BONDED AND GROUNDED.
- 4. ALL BENDS AND/OR OFFSETS SHALL BE MADE WITH FACTORY SECTIONS.
- 5. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, OLDCASTLE B16 PULL BOX SHALL BE USED AT ALL STREET LIGHT STANDARDS.
- 6. ALL PULL BOXES SHALL BE PER STD. 303
- 7. JUNCTION BOXES SHALL BE NOT MORE THAN 250' APART ON LONG RUNS.
- 8. WHEN PULL BOXES ARE SUBJECT TO VEHICULAR TRAFFIC, THEY SHALL BE SET ON CONCRETE FOOTINGS AND CAST IRON TRAFFIC COVERS SHALL BE INSTALLED.
- 9. ALL SPLICES SHALL BE MADE WITH APPROVED SOLDERLESS WATERPROOF CONNECTORS OF THE PROPER SIZE PER NEC 300-15. (EXAMPLE: WIRENUT OR SPLIT BOLT PLUS TAPE PLUS COATING.) ALL SPLICES SHALL BE LOCATED IN AN APPROVED BOX.
- 10. ALL EMPTY CONDUITS SHALL HAVE A 1/4" NYLON PULL ROPE PROVIDED INSIDE.
- 11. ALL CONDUITS SHALL BE SEALED WITH AN APPROVED DUCT SEAL. CONDUITS STUBBED FOR FUTURE EXTENSION SHALL BE CAPPED.
- 12. ALL STREET LIGHTING PROJECTS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- 13. ALL PULL BOX COVERS SHALL BE SECURED WITH BRASS HOLD DOWN BOLTS AND INSCRIBED, "STREET LIGHTING".
- 14. STREET LIGHT SPACING SHALL BE A MAXIMUM OF 200' FOR MINOR/COLLECTOR STREETS, 100' FOR MAJOR STREETS, OR LESS TO MEET CITY'S STREET LIGHTING REQUIREMENTS. STREET LIGHT SPACING SHALL BE STAGGERED AND LOCATED AT PROPERTY LINES WHEN POSSIBLE.
- 15. ALL STREET LIGHTS EQUIPPED WITH A PHOTOCCELL CONTROL SHALL HAVE THE PHOTOCCELL ORIENTED TO THE NORTH.
- 16. ALL WIRE SHALL BE THHN A.W.G. THE MINIMUM SIZE SHALL BE #8.
- 17. PROPERTY-SIDE SHIELDS SHALL BE PROVIDED ON ALL STREETLIGHTS WITH ADJACENT RESIDENTIAL UNITS, AND ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- 18. THE CITY SHALL PROVIDE NUMBER SEQUENCE FOR SIGNAL AND STREET LIGHTS.
- 19. THE DEVELOPER/ENGINEER SHALL MAKE ARRANGEMENTS FOR SERVICE POINTS WITH P.G. & E. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED THEREWITH WHICH SHALL BE PAID DIRECTLY TO P.G. & E. THE CONTRACTOR SHALL VERIFY THE STREET LIGHT SERVICE POINT LOCATION(S) WITH P.G. & E. PRIOR TO CONSTRUCTION.
- 20. ALL STREET LIGHT SYSTEMS SHALL BE DESIGNED FOR 120 VOLT SERVICE UNLESS CONNECTING TO AN EXISTING SYSTEM. IN THE LATTER CASE, THE DESIGN SHALL CONFORM TO THE SYSTEM BEING CONNECTED TO AND MUST BE SPECIFICALLY APPROVED BY THE CITY ENGINEER.
- 21. THE CURRENT TO BE USED TO DETERMINE CONDUCTOR SIZES SHALL BE DETERMINED AS FOLLOWS:
Total Warnings of Futures Served X 3.5
Service Voltage

GENERAL UNDERGROUND NOTES:

- 1. UNDERGROUND OBSTRUCTIONS MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THESE PLANS. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND THE CONTRACTOR IS CAUTIONED THAT THE OWNER, THE ENGINEER, AND THE CITY OF COTATI ASSUME NO RESPONSIBILITY FOR ANY OBSTRUCTIONS EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES WORKING WITHIN THE LIMITS OF THIS PROJECT.
- 2. CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THAT PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 48 HOURS BEFORE STARTING WORK. HAND DIGGING IS REQUIRED IF TRENCH IS WITHIN 12" OF ANY EXISTING UTILITY.
- 3. UNDERGROUND SERVICE ALERT: CALL TOLL FREE (800) 227-2600 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- 4. PRIOR TO CONSTRUCTION CONTRACTOR SHALL POTHOLE EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES IF WITHIN 1 FT HORIZONTAL/VERTICAL OF NEW UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER MAINS AND SERVICES, SEWER MAIN AND LATERALS, STORM DRAINS, GAS MAINS AND LATERALS, ELECTRICAL DISTRIBUTION LINES AND TELEPHONE LINES. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RESOLVED PRIOR TO THE START OF CONSTRUCTION.
- 5. THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE CITY ENGINEER'S ATTENTION IMMEDIATELY.
- 6. DISTANCES AND INVERTS ARE TO AND AT THE CENTER OF THE MANHOLES, CLEANOUTS, DROP INLETS, CATCH BASINS, AND YARD DRAINS OR AS MARKED ON THE DRAWINGS.
- 7. ALL EXISTING OVERHEAD UTILITIES AND RELATED ABOVE GROUND FEATURES ON SITE AND ALONG PROJECT BOUNDARIES SHALL BE PLACED UNDERGROUND UNLESS OTHERWISE APPROVED BY THE CITY.
- 8. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND ACCEPTED BY THE CITY PRIOR TO PAVING. FINAL PAVING AND STRIPING ONLY AFTER SITE IMPROVEMENTS ARE COMPLETED.
- 9. THE CONTRACTOR SHALL STAMP THE LETTER "S" ON THE FACE OF CURB DIRECTLY ABOVE THE SEWER LATERAL, AND THE LETTER "W" ON THE FACE OF CURB DIRECTLY ABOVE WATER SERVICES, AND "B" ON FACE OF CURB DIRECTLY ABOVE A BLOW OFF OR AIR RELIEF VALVE. AT A DRIVEWAY THE STAMP SHALL BE PLACED AT THE LIP OF GUTTER. THE LETTERS SHALL BE 4" HIGH AND COMPLETELY LEGIBLE.
- 10. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION DETAILS SHALL CONFORM TO THE CITY OF COTATI DESIGN AND CONSTRUCTION STANDARD SPECIFICATIONS, INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS AND SPECIAL PROVISIONS.
- 11. SURFACE MOUNTED TRANSFORMERS SHALL NOT BE USED UNLESS LOCATION OF SUCH UTILITIES ARE SHOWN ON THE PLANS AND APPROVED BY THE CITY.
- 12. ALL UTILITY CONDUITS SHALL BE PLACED BENEATH THE STRUCTURAL SECTION OF THE ROADWAY. TRAFFIC DETECTOR LOOPS ARE EXEMPTED.

SIGNING, STRIPING AND PAVEMENT MARKINGS NOTES:

- 1. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT (707)792-4610, OF HIS INTENT TO PLACE ANY PAVEMENT MARKER, TRAFFIC STRIPE, PAVEMENT MARKING, AND PAVEMENT LEGEND LAYOUT LINES 10 WORKING DAYS BEFORE THE MARKER AND STRIPING WORK IS TO BE PERFORMED. ALL LABOR EQUIPMENT AND MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
- 2. ALL LAYOUT WORK IS TO BE PERFORMED BY THE CONTRACTOR AND SHALL BE FIELD APPROVED BY A CITY INSPECTOR BEFORE THE ACTUAL WORK BEGINS.
- 3. PAVEMENT MARKERS AND TRAFFIC STRIPE DETAIL REFERENCE NUMBERS ARE SHOWN ON CALTRANS STANDARD PLAN SHEETS A20-A, A20-B, AND A20-C.
- 4. ROADSIDE SIGNS: ROADSIDE SIGNS SHALL BE AS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 56, "SIGNS", OF THE STATE STANDARD SPECIFICATIONS, AND AS DIRECTED BY THE CITY.
- 5. SIGN PANELS SHALL CONFORM TO THE CURRENT CALTRANS SIGN PANEL SPECIFICATIONS.
- 6. LOCATIONS OF ALL SIGNS, MARKERS, AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS AND AS DIRECTED BY THE CITY.
- 7. MARKERS AND DELINEATORS: MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 82, "MARKERS AND DELINEATORS" OF THE STATE STANDARD SPECIFICATIONS AND AS DIRECTED BY THE CITY ENGINEER.
- 8. TRAFFIC STRIPES AND PAVEMENT MARKINGS: TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE AS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 84, "TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE STATE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS, AND AS DIRECTED BY THE CITY.
- 9. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS, INCLUDING STOP LINES, AND ALL CHANNELIZING LINES SHALL BE THERMOPLASTIC.
- 10. THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS: THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL CONFORM TO THE PROVISIONS OF SECTION 84-2, "THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE STATE STANDARD SPECIFICATIONS.
- 11. THERMOPLASTIC MATERIAL SHALL BE APPLIED AT A MINIMUM THICKNESS OF 0.125 INCH.
- 12. PAVEMENT MARKERS: PAVEMENT MARKERS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 85, "PAVEMENT MARKERS" OF THE STATE STANDARD SPECIFICATIONS. PAVEMENT MARKERS SHALL BE PLACED TO THE LINE ESTABLISHED BY THE CITY.
- 13. PAINTED/THERMOPLASTIC STRIPES AND PAVEMENT MARKINGS: EXISTING PAINTED/THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLANS SHALL BE REMOVED BY THE CONTRACTOR, IN ACCORDANCE WITH SECTION 15 OF STATE STANDARD SPECIFICATIONS, EXCEPT THAT BLAST CLEANING SHALL NOT BE PERMITTED.
- 14. RAISED PAVEMENT MARKER REMOVAL: EXISTING RAISED PAVEMENT MARKERS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLAN SHALL BE REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 15 OF THE STATE STANDARD SPECIFICATIONS.

DUST CONTROL NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE DUST CONTROL MEASURES FOR THE ENTIRE CONSTRUCTION PERIOD OF THIS PROJECT TO THE SATISFACTION OF THE CITY ENGINEER.
- 2. CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN PROPER WORKING ORDER AND SHALL NOT BE ALLOWED TO IDLE FOR A PERIOD OF LONGER THAN 30 MINUTES.
- 3. TO MINIMIZE FUGITIVE DUST AND THE RELEASE OF PM10, THE CONTRACTOR SHALL IMPLEMENT A DUST CONTROL PROGRAM. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - A. ACTIVE CONSTRUCTION SITE SHALL BE WATERED AS NEEDED, PREFERABLE IN THE LATE MORNING AND WHEN WORK HAS CEASED FOR THE DAY.
 - B. STOCKPILES OF LOOSE MATERIAL SHALL BE COVERED AT ALL TIMES, EXCEPT WHEN THIS WOULD INTERFERE WITH IMMEDIATE CONSTRUCTION ACTIVITIES.
 - C. ALL CLEARING, GRADING, EARTH MOVING OR EXCAVATION ACTIVITIES SHALL CEASE WHEN THE AVERAGE WIND SPEED FOR ONE HOUR EXCEEDS 20 MILES PER HOUR (MPH).
 - D. THE AREA DISTURBED BY EXCAVATION OR GRADING SHALL BE KEPT TO THE MINIMUM REQUIRED TO IMPLEMENT THE PROJECT.
 - E. WHEN TRAVELING ON EXPOSED SOILS, CONSTRUCTION SITE VEHICLE SPEED SHALL BE LIMITED TO 15 MPH.
 - F. HAUL VEHICLES SHALL BE COVERED WHEN NOT ACTIVELY ENGAGED IN SITE CONSTRUCTION ACTIVITY.
 - G. STREETS SHALL BE SWEEP REGULARLY AND KEPT FREE OF DIRT AND DEBRIS.
- 4. ANY PROJECT RELATED DEBRIS AND WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL STATUTES AND REGULATIONS.

S:\Clients\2327-21 Mark Hanf with Pacific Realty Development LLC-G6 Lasker Lane, CA\CAD\Civil Engineering\Grading and Drainage\2327-21 Proj Info.dwg
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2800 Cleveland Ave, Suite B, Santa Rosa, CA 95403
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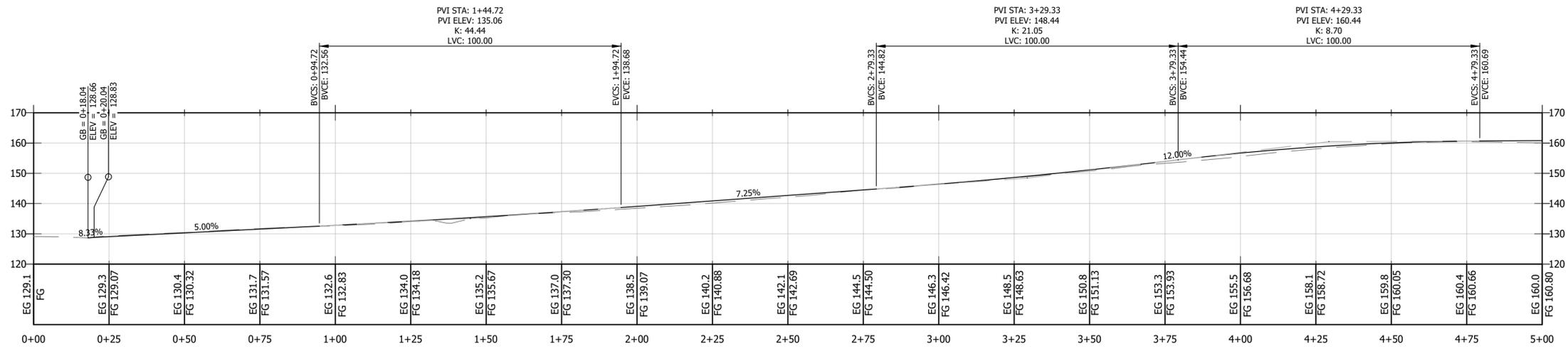
PRELIMINARY GRADING AND DRAINAGE DRAWINGS
NOTES
SKY GARDEN TERRACE
C/O MARK HANF
65 LASKER LANE
COTATI, CA 94931



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2 of 15

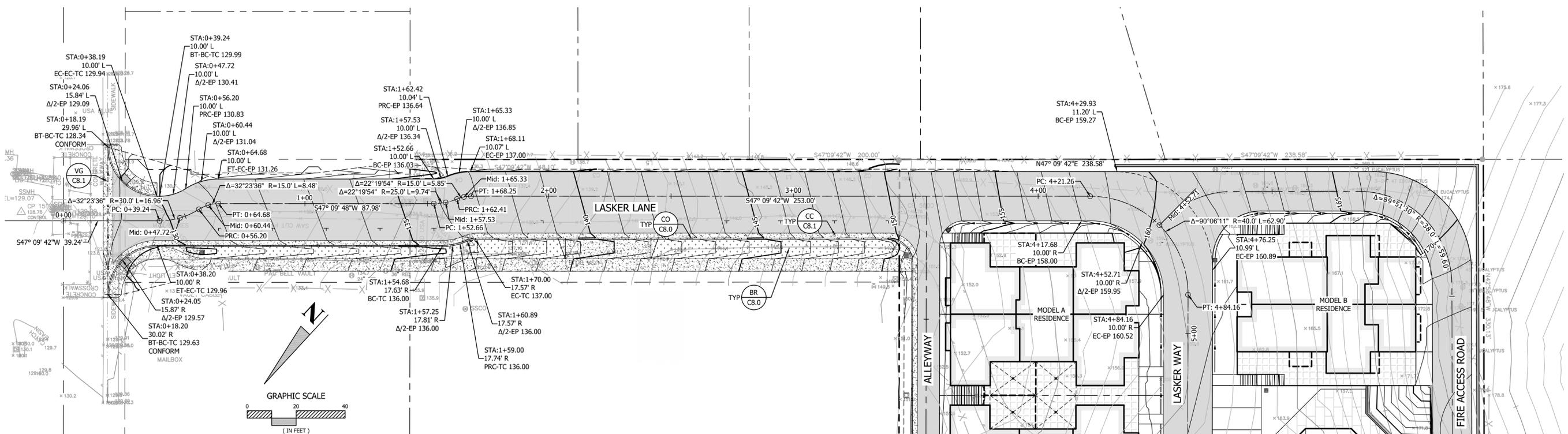
NOT FOR CONSTRUCTION



LASKER LANE PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

HATCH LEGEND

-  CONCRETE
-  ASPHALT (0.20' AC OVER 0.50' AB)
-  BIORETENTION



LASKER LANE PLAN
SCALE: 1"=20'

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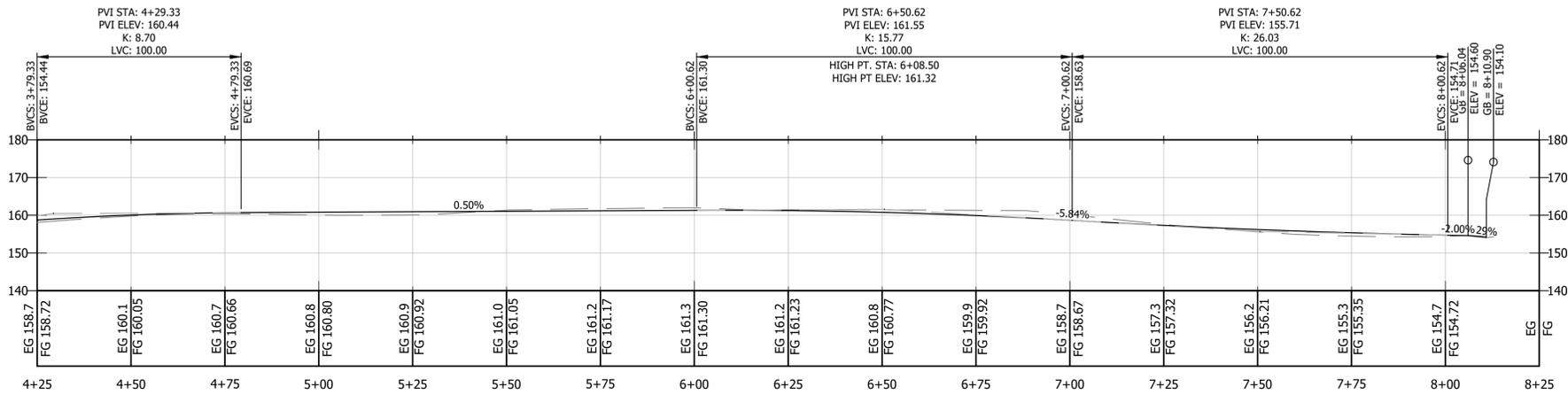
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 SKY GARDEN TERRACE
 C/O MARK HANF
 65 LASKER LANE
 COTTATI, CA 94931

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 OF CALIFORNIA
 PRELIMINARY

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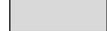
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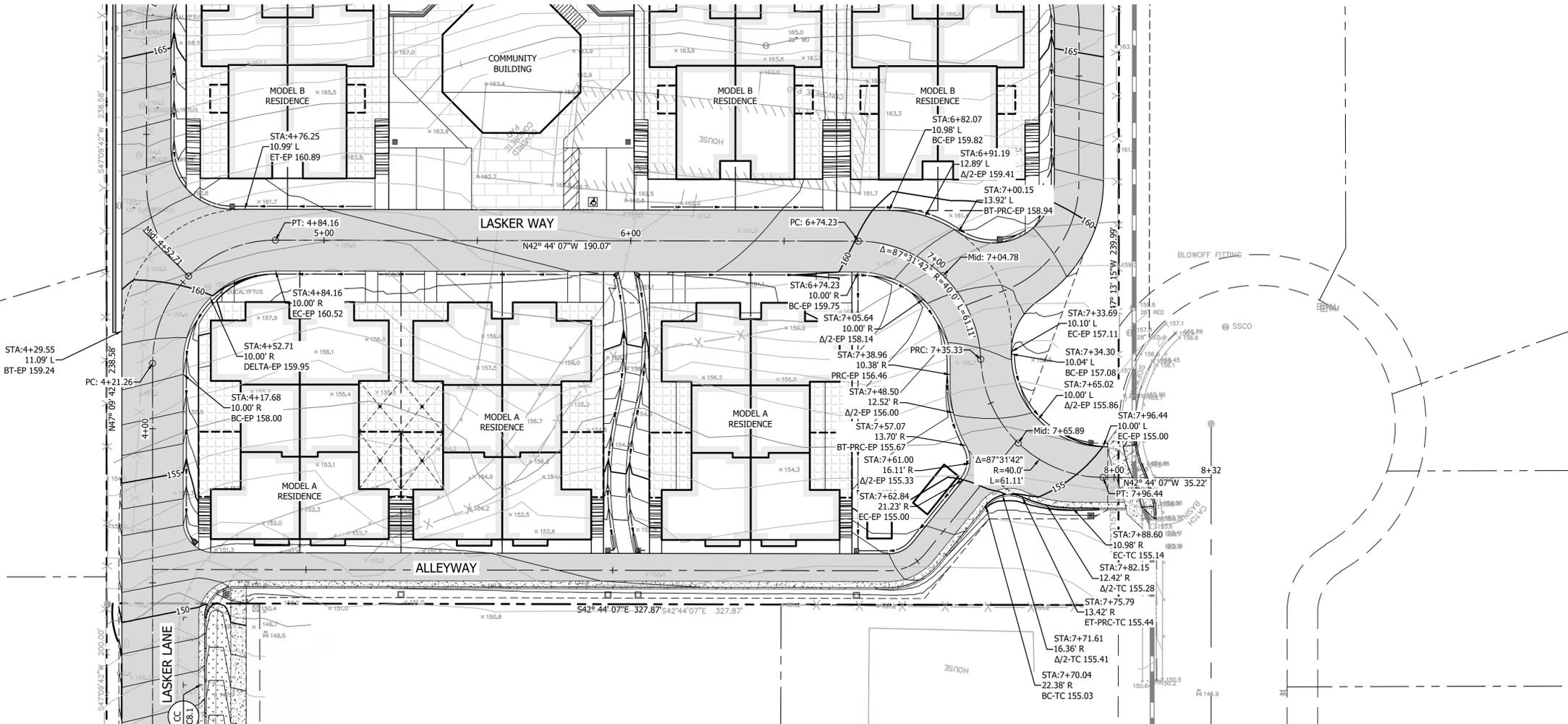
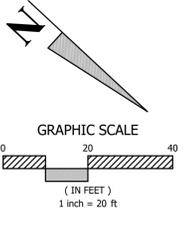
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LASKER WAY PROFILE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=20'

HATCH LEGEND

-  CONCRETE
-  ASPHALT (0.20' AC OVER 0.50' AB)
-  BIORETENTION



LASKER LANE PLAN
 SCALE: 1"=20'

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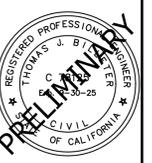
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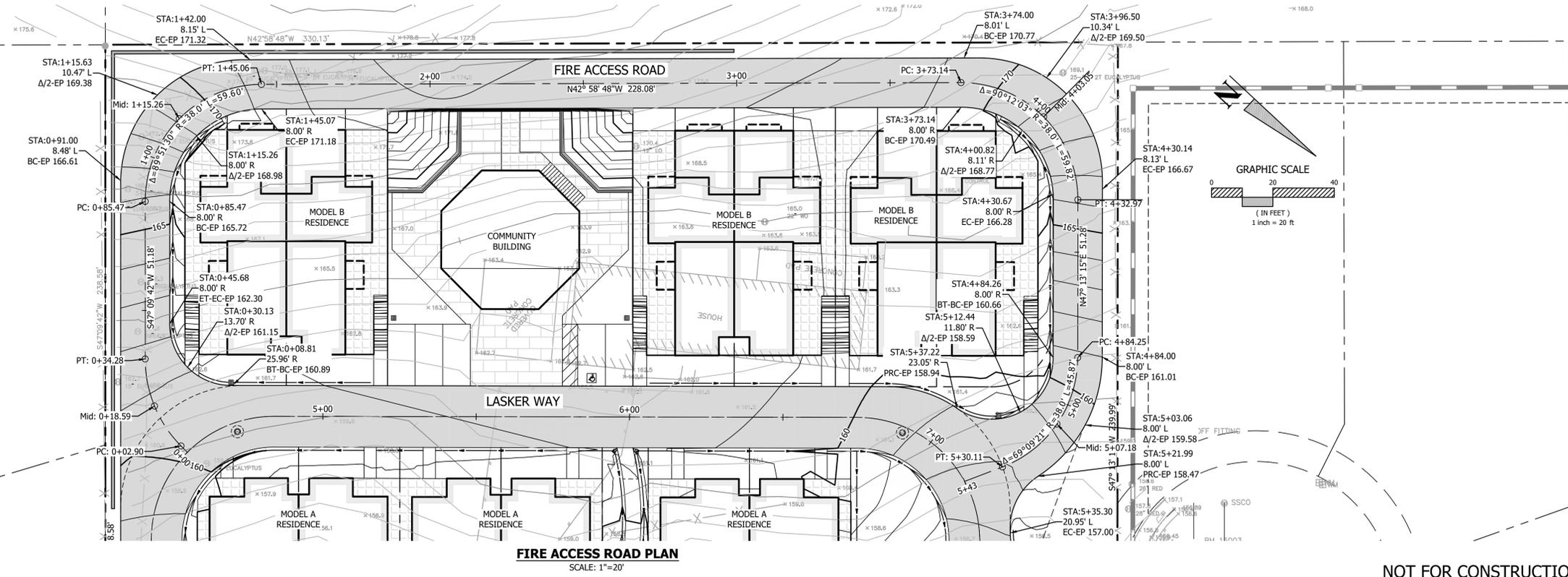
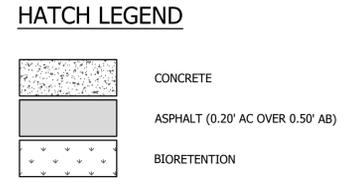
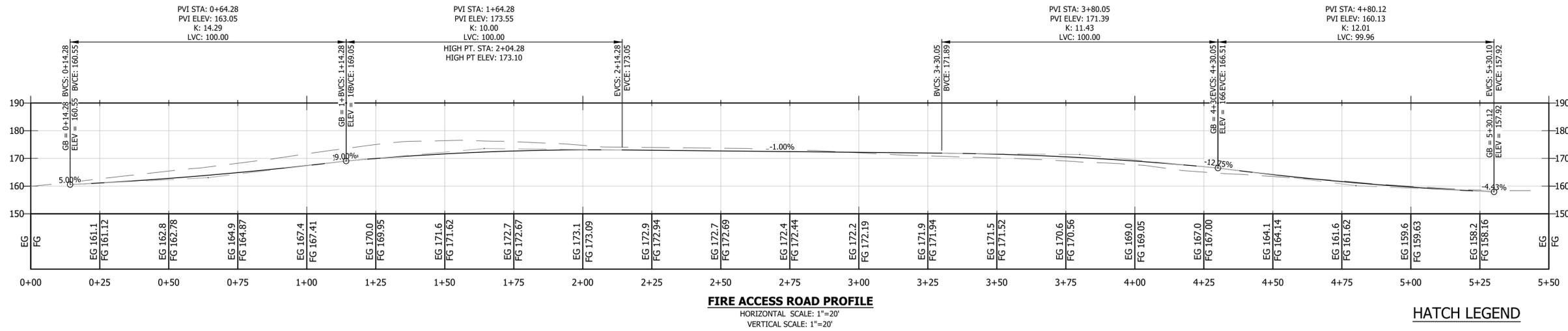
PRELIMINARY GRADING AND DRAINAGE DRAWINGS
 ROADWAY PLAN AND PROFILE
 SKY GARDEN TERRACE
 C/O MARK HANF
 65 LASKER LANE
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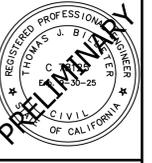
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PRELIMINARY GRADING AND DRAINAGE DRAWINGS
 ROADWAY PLAN AND PROFILE
 SKY GARDEN TERRACE
 C/O MARK HANF
 65 LASKER LANE
 COTATI, CA 94931

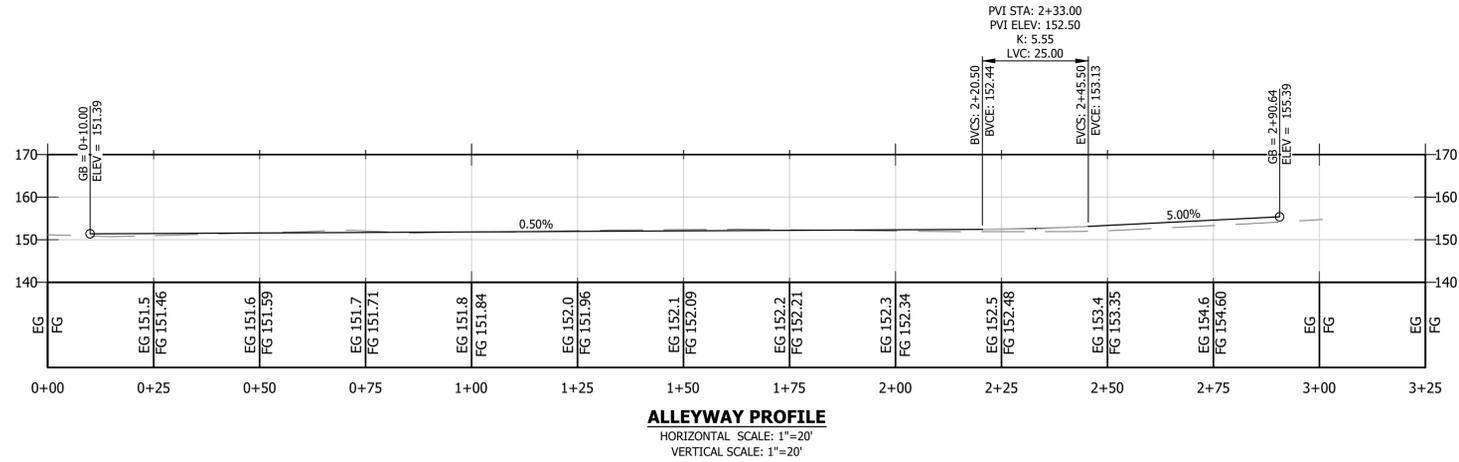
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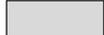
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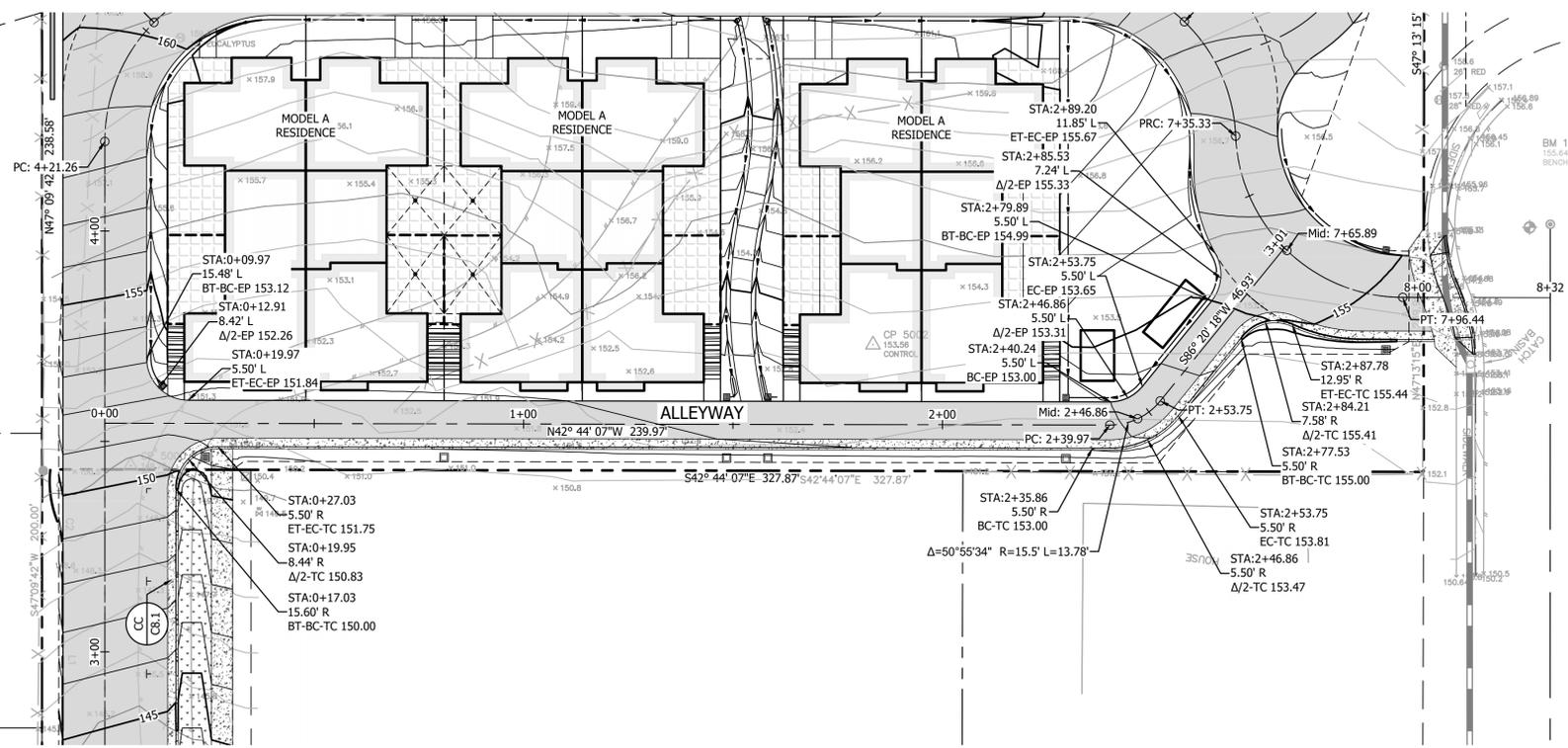
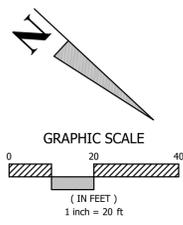
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HATCH LEGEND

-  CONCRETE
-  ASPHALT (0.20" AC OVER 0.50" AB)
-  BIORETENTION

ALLEYWAY PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'



ALLEYWAY PLAN
SCALE: 1"=20'

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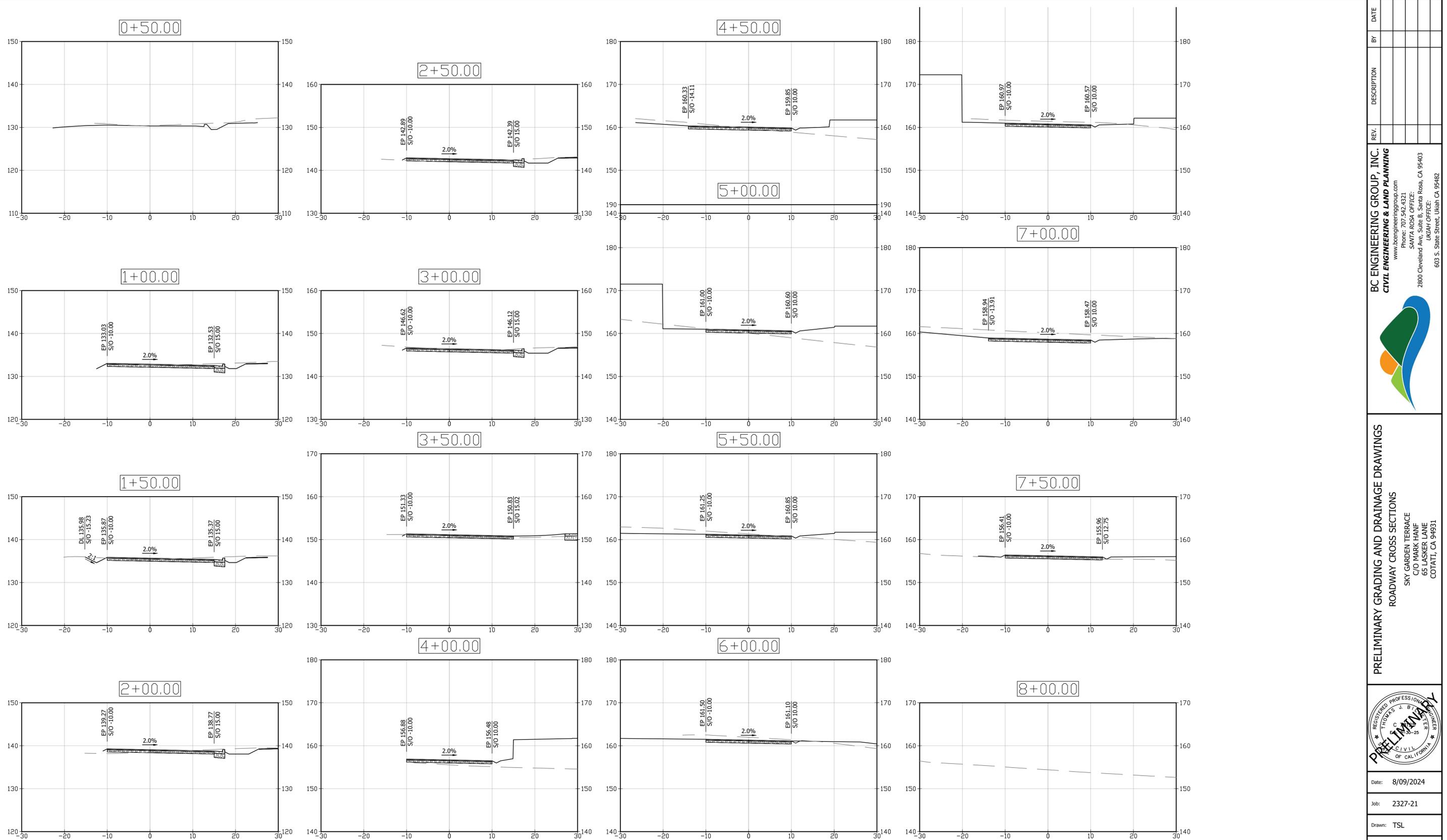
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ROADWAY PLAN AND PROFILE
SKY GARDEN TERRACE
C/O MARK HANF
65 LASKER LANE
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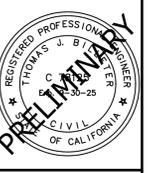
LASKER LANE CROSS SECTIONS
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=10'

CROSS SECTION LEGEND
 ————— FINISH GRADE
 - - - - - EXISTING GRADE

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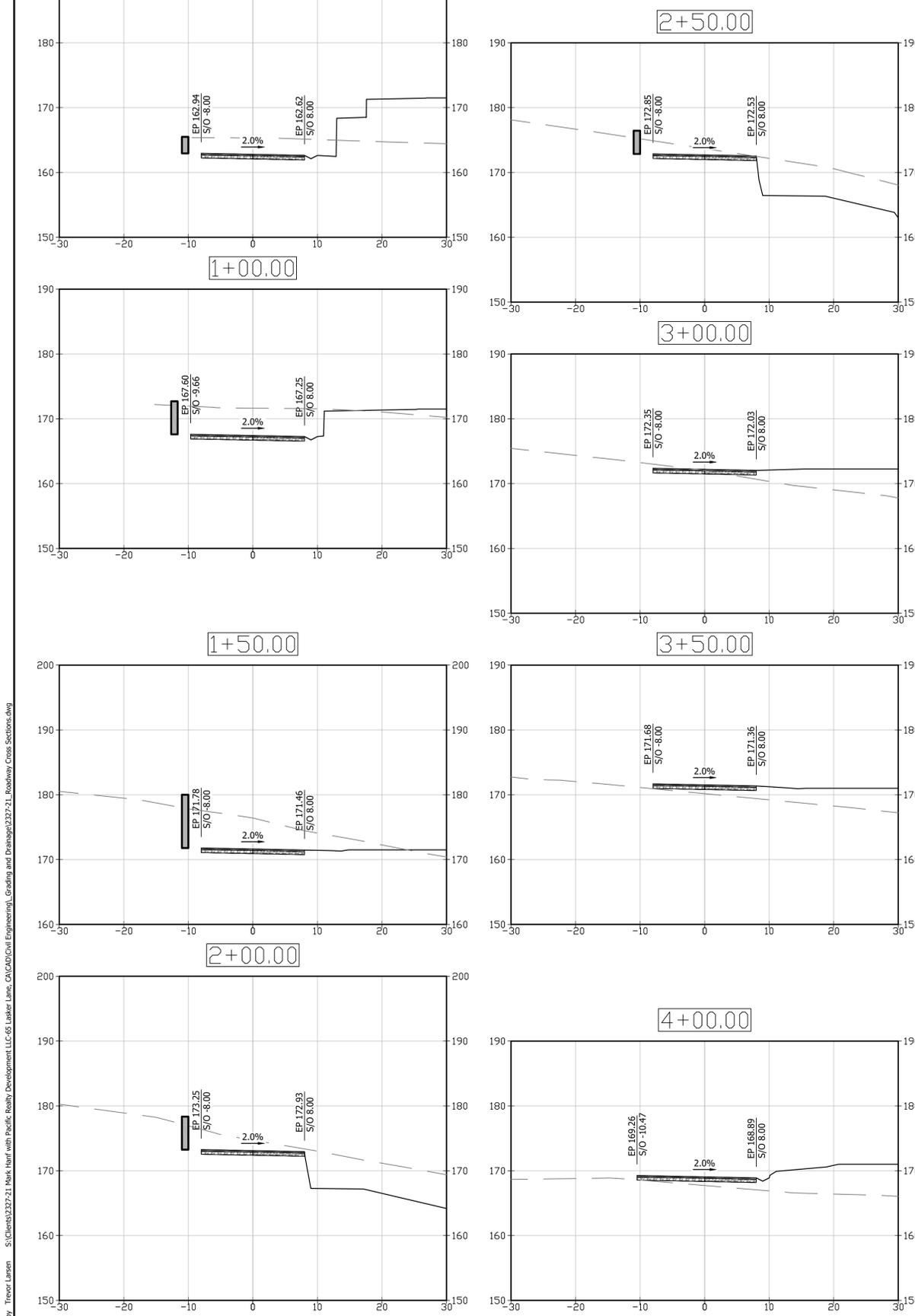
PRELIMINARY GRADING AND DRAINAGE DRAWINGS
 ROADWAY CROSS SECTIONS
 SKY GARDEN TERRACE
 C/O MARK HANF
 65 LASKER LANE
 COTATI, CA 94931



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CROSS SECTION LEGEND
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 - - - - - EXISTING GRADE

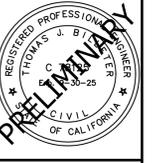
FIRE ACCESS ROAD CROSS SECTIONS
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=10'

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PRELIMINARY GRADING AND DRAINAGE DRAWINGS
 ROADWAY CROSS SECTIONS
 SKY GARDEN TERRACE
 C/O MARK HANF
 65 LASKER LANE
 COTATI, CA 94931

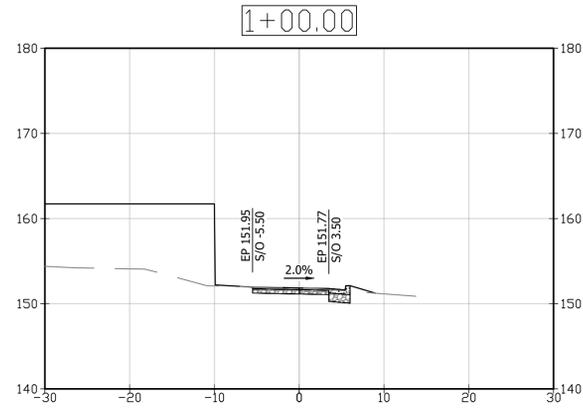
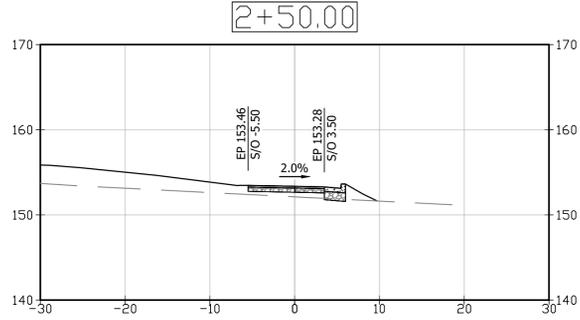
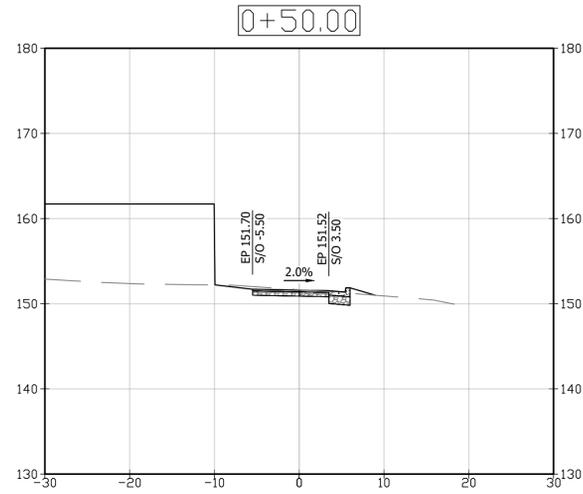


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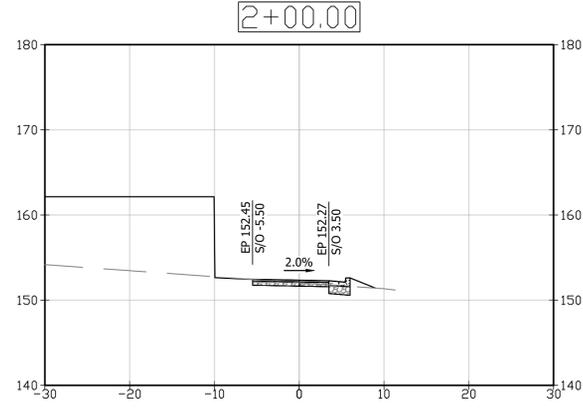
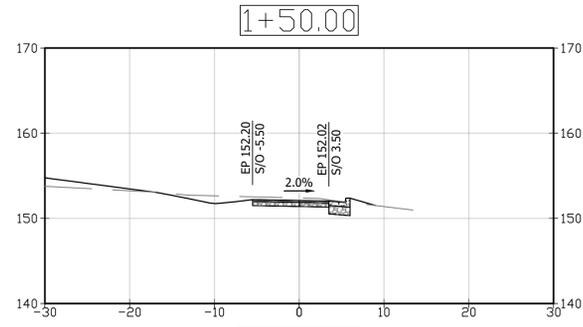
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CROSS SECTION LEGEND

- FINISH GRADE
- - - - - EXISTING GRADE



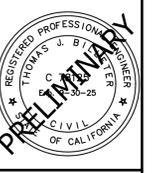
ALLEYWAY CROSS SECTIONS
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=10'

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PRELIMINARY GRADING AND DRAINAGE DRAWINGS
 SKY GARDEN TERRACE
 C/O MARK HANF
 65 LASKER LANE
 COTATI, CA 94931

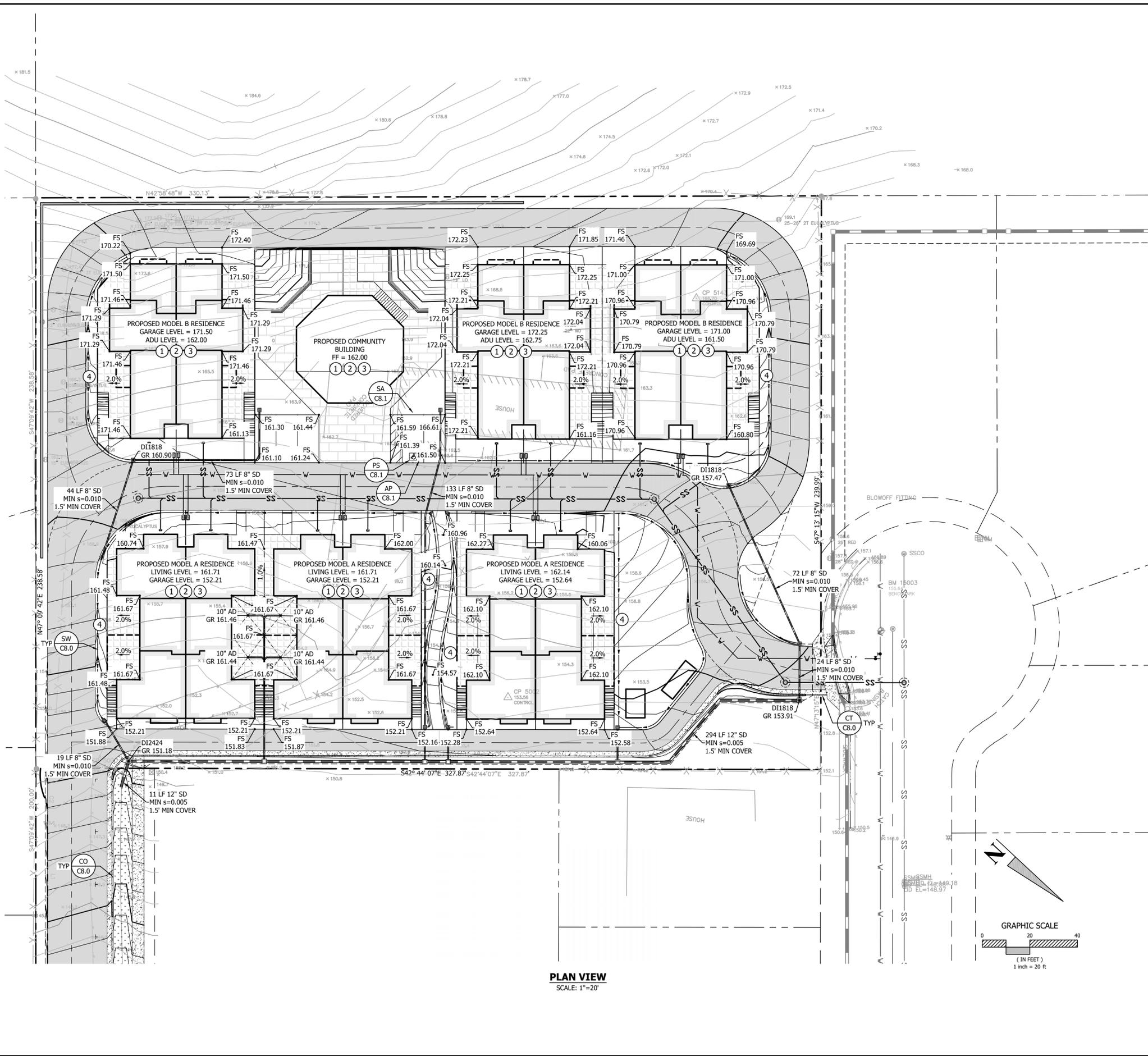


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PLAN VIEW
SCALE: 1"=20'

STORM DRAIN SCHEDULE	
10" AD	NDS PIPE GRATE MODEL SKU#1050 OR EQUIVALENT
D11818	OLDCASTLE MODEL D11818 OPEN GRATED OR EQUIVALENT
D12424	OLDCASTLE MODEL D12424 OPEN GRATED OR EQUIVALENT
IF NO DOWNSPOUT CONNECTIONS ARE ILLUSTRATED WITHIN THIS PLAN SET, ALL DOWNSPOUTS MUST BE CONNECTED TO SOLID PIPES AND ROUTED AWAY FROM ALL FOUNDATIONS	
FOUNDATION SUBDRAINS, UNDERSLAB SUBDRAINS, AND BACK OF WALL SUBDRAINS PER GEOTECH'S RECOMMENDATION	
ALL SUBDRAINS TO OUTLET SEPARATE FROM SURFACE STORM DRAIN NETWORK	
STORM DRAIN PIPE SHALL BE PVC OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS)	

- KEYNOTES:**
- 1 VERIFY STRUCTURAL SECTION WITH ARCHITECT, STRUCTURAL ENGINEER, AND GEOTECHNICAL ENGINEER
 - 2 COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECTURAL DRAWINGS. RAINLEADERS SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION WITH ARCHITECT. ALL DOWNSPOUTS SHALL BE CONNECTED TO PIPING NETWORKS OF AT LEAST 3" IN DIAMETER. DISCHARGE LOCATIONS OF THESE PIPE NETWORKS SHALL BE LOCATED TO PREVENT STORMWATER FROM MIGRATING TO FOUNDATIONS, SENSITIVE AREAS, AND AREAS OF EROSION POTENTIAL. PROPER ENERGY DISSIPATION DEVICES SHALL BE INSTALLED AT DISCHARGE LOCATIONS
 - 3 FOUNDATION DRAINS PER STRUCTURAL AND/OR GEOTECHNICAL RECOMMENDATIONS. ALL FOUNDATION DRAINS AND SUBDRAINS SHALL DISCHARGE SEPARATELY FROM ALL SURFACE STORM DRAIN INFRASTRUCTURE AND PIPES. STORM DRAIN PIPE SHALL BE PVC OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS)
 - 4 MAINTAIN A MIN SLOPE OF 5.0% AWAY FROM PROPOSED STRUCTURES

HATCH LEGEND

	CONCRETE
	ASPHALT (0.20' AC OVER 0.50' AB)
	BIORETENTION

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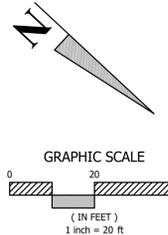
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PRELIMINARY GRADING AND DRAINAGE DRAWINGS
 GRADING, DRAINAGE, AND SCHEMATIC UTILITY DESIGN PLAN

SKY GARDEN TERRACE
 C/O MARK HANF
 65 LASKER LANE
 COTATI, CA 94931

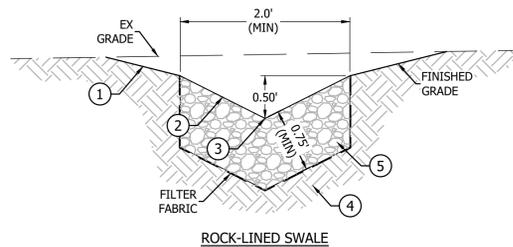
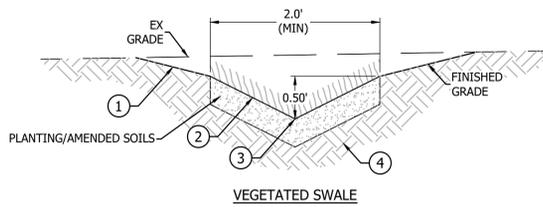
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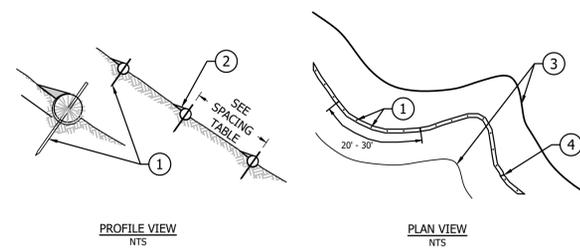


KEYNOTES:

- 1 2:1 MAXIMUM CUT OR FILL SLOPES
- 2 2:1 MAXIMUM SWALE SIDE SLOPES
- 3 1.0% MINIMUM LONGITUDINAL SLOPE, INSTALL ROCK LINED SWALES WHERE LONGITUDINAL SLOPE IS 5.0% OR MORE.
- 4 NATIVE SOIL, NO COMPACTION
- 5 PLACE ROCK PER CALTRANS SECTION 72 METHOD B, (CLASS NO 1). FOR BIGGER PIPE & HIGHER FLOW VELOCITY USE CLASS NO 2



SW ROCK-LINED/VEGETATED SWALE NO SCALE



KEYNOTES:

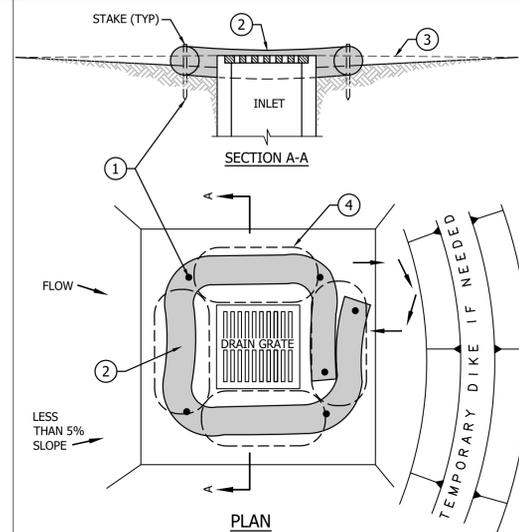
- 1 1" X 1" STAKE OR REBAR @ 3' - 4' O.C.
- 2 SEDIMENT, ORGANIC MATTER, AND NATIVE SEEDS ARE CAPTURED BEHIND THE WATTLES. INSPECT AND REMOVE ACCUMULATED MATERIAL AFTER EACH STORM EVENT.
- 3 STRAW WATTLES MUST BE PLACED ALONG SLOPE CONTOURS
- 4 STRAW WATTLES TIGHTLY ABUT

STRAW WATTLE SPACING TABLE	
GROUND SLOPE	MIN. STRAW WATTLE SPACING
2:1 OR STEEPER	10'
2:1 TO 4:1	15'
4:1 OR FLATTER	20'

NOTE: STRAW WATTLE SHOWN ON PLAN SHALL BE ADJUSTED IN FIELD AS NECESSARY TO CONFORM WITH THE ABOVE TABLE.

STRAW WATTLES (CONSTRUCTION SPECIFICATIONS)
 PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
 DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
 START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.
 CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
 LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.
 USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.
 DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE.
 INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSION OR VERY STEEP SLOPES.

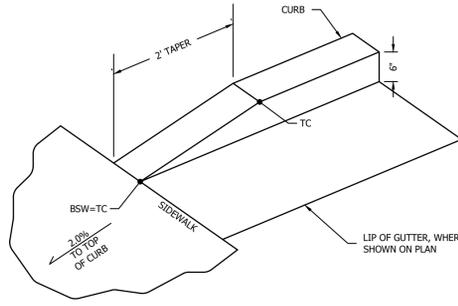
ST STRAW WATTLE NO SCALE



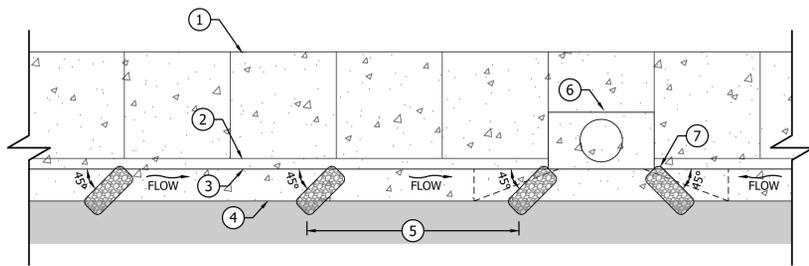
NOTES:

- 1 INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%.)
- 2 STRAW WATTLE
- 3 THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE
- 4 GRAVEL BAGS TO BE USED IN LIEU OF STRAW WATTLE AFTER PAVEMENT HAS BEEN INSTALLED

DSB DROP INLET SEDIMENT BARRIER NO SCALE



CT CURB TAPER DETAIL NO SCALE



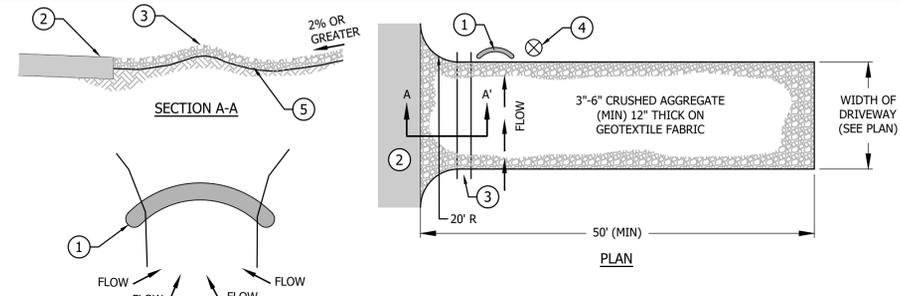
KEYNOTES:

- 1 BACK OF SIDEWALK
- 2 BACK OF CURB
- 3 FACE OF CURB
- 4 LIP OF GUTTER
- 5 GRAVEL BAG SPACING PER TABLE
- 6 CATCH BASIN
- 7 GRAVEL BAG TO BE PLACED SNUG AT CURB FACE, (TYP)

GRAVEL BAG SPACING TABLE	
GROUND SLOPE	MIN. GRAVEL BAG SPACING
15% OR STEEPER	10'
15% TO 2%	15'
2% OR FLATTER	20'

NOTE: GRAVEL BAGS SHOWN ON PLAN SHALL BE ADJUSTED IN FIELD AS NECESSARY TO CONFORM WITH THE ABOVE TABLE.

GB GRAVEL BAG SEDIMENT BARRIER NO SCALE



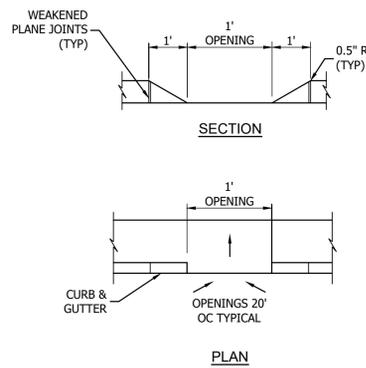
KEYNOTES:

- 1 SEDIMENT BARRIER (STRAW WATTLE CHECK DAM TYPE SHOWN)
- 2 EXISTING PAVED ROADWAY
- 3 DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2%
- 4 SUPPLY WATER TO WASH WHEELS IF NECESSARY
- 5 FILTER FABRIC

NOTES:

- 1 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS- OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- 2 WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- 3 WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

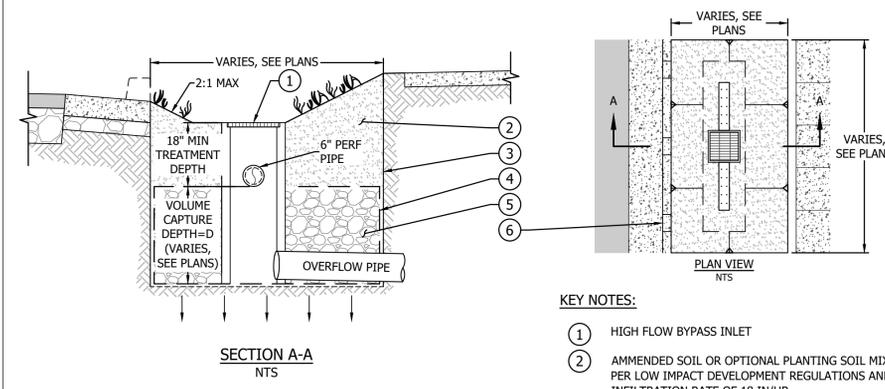
CE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE & EXIT NO SCALE



NOTES:

- 1. USE 1/2" EXPANSION JOINTS AT EACH END OF CURB RETURNS AND AT 60' OC MAX.
- 2. USE 1/2" x 12" LONG, SMOOTH CAPPED DOWELS AT EACH EXPANSION JOINT AND AT END OF POURS.
- 3. CLASS A CONCRETE.

CO CURB OPENING DETAIL NO SCALE



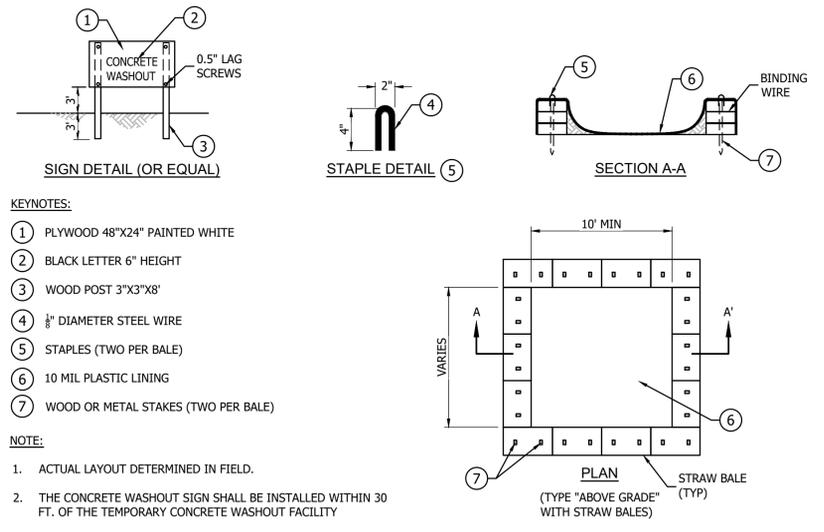
NOTES:

- 1. SOIL TO BE SPECIFIED BY DESIGN ENGINEER TO PROVIDE VOLUME CAPTURE AND MEET GOVERNING AGENCY REQUIREMENTS. IF NON STRUCTURAL SOIL IS SELECTED A CUTOFF WALL IS REQUIRED IN PLACE OF MOISTURE BARRIER.
- 2. SWALE MUST CONVEY DESIGN FLOWS PER GOVERNING AGENCY DESIGN STANDARDS.
- 3. TOP OF 6" PERFORATED PIPE TO BE SET 6" BELOW BOTTOM OF ROAD STRUCTURAL SECTION.

KEY NOTES:

- 1 HIGH FLOW BYPASS INLET
- 2 AMMENDED SOIL OR OPTIONAL PLANTING SOIL MIX PER LOW IMPACT DEVELOPMENT REGULATIONS AND INFILTRATION RATE OF 18 IN/HR
- 3 10-MIL PLASTIC MOISTURE BARRIER (BOTH SIDES)
- 4 FILTER FABRIC
- 5 3/4-INCH DRAIN ROCK POROSITY = 0.4 TO MEET LOW IMPACT DEVELOPMENT REGULATIONS
- 6 1' CURB OPENING EVERY 10' - 20'

BR BIORETENTION DETAIL NO SCALE



KEYNOTES:

- 1 PLYWOOD 48"x24" PAINTED WHITE
- 2 BLACK LETTER 6" HEIGHT
- 3 WOOD POST 3"x3"x8'
- 4 1/2" DIAMETER STEEL WIRE
- 5 STAPLES (TWO PER BALE)
- 6 10 MIL PLASTIC LINING
- 7 WOOD OR METAL STAKES (TWO PER BALE)

NOTE:

- 1. ACTUAL LAYOUT DETERMINED IN FIELD.
- 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CW CONCRETE WASHOUT (WM8) NO SCALE

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
 www.bceengineeringgroup.com
 Phone: 707-542-4321
 SAN RAFAEL OFFICE: 2800 Cleveland Ave., Suite B, Santa Rosa, CA 95403
 UKIAH OFFICE: 603 S. State Street, Ukiah CA 95482

PRELIMINARY GRADING AND DRAINAGE DRAWINGS
 DETAILS
 SKY GARDEN TERRACE
 C/O MARK HANF
 65 LASKER LANE
 COTTATI, CA 94931

Date: 8/09/2024
 Job: 2327-21
 Drawn: TSL
 Scale: AS SHOWN
 APN: 144-470-007
 Permit #:
 Sheet: **C8.0**
 14 of 15

NOT FOR CONSTRUCTION

8/9/2024 11:51 AM
 S:\Clients\2327-21 Mark Hanf with Pacific Realty Development LLC-65 Lasker Lane, CA\CADD\Civil Engineering\Grading and Drainage\2327-21_Details.dwg
 Plotted by Trevor Larsen

MAPPING NOTES

THE LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE AND/OR FROM INFORMATION OBTAINED FROM PUBLIC AND/OR UTILITY AGENCIES. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES, ANY INDIVIDUAL, COMPANY OR AGENCY USING THIS MAP MUST CONFIRM THE LOCATION OF ALL UNDERGROUND LINES OR STRUCTURES PRIOR TO COMMENCING ANY EXCAVATION.

THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE SPECIFIC REQUEST OF THE CLIENT(S) AND/OR THEIR CONSULTANT(S). THE SURVEYOR ACCEPTS NO LIABILITY FOR USE OF THIS MAP BY ANY ONE OTHER THAN THE CLIENT(S) AND/OR CONSULTANTS FOR WHOM IT WAS PREPARED.

BENCHMARK NOTE

DESCRIPTION OF BENCHMARK: FOUND PK NAIL AND WASHER
ELEVATION: 157.74 FEET
CONTOUR INTERVAL = 1 FOOT

ATTENTION

INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM COLLECTED DATA AND PROCESSED IN ELECTRONIC FILE TOPO-24-023-HANF-6-27-24--SK.dwg DATED 7/9/24. ALL AVAILABLE DATA MAY OR MAY NOT HAVE BEEN USED TO COMPILE THIS FINISHED PRODUCT. AN ELECTRONIC FORMAT OF THIS MAP WHICH CAN BE REFERRED TO FOR ADDITIONAL INFORMATION, HAS BEEN PROVIDED AS A COURTESY TO BC ENGINEERING AND SHALL BE CONSIDERED SUPPLEMENTAL TO THIS SIGNED AND SEALED PAPER ORIGINAL. A COPY OF THE SIGNED ORIGINAL HAS BEEN DELIVERED WITH THE ELECTRONIC DRAWING FILE AND CONSTITUTES THE DELIVERY PRODUCT OF PROFESSIONAL SERVICES AS PER OUR CONTRACT.

SURVEYOR'S STATEMENT

I, RAY C. CARLSON, A LICENSED LAND SURVEYOR IN AND FOR THE STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AS REQUESTED BY MARK HANF IN APRIL 2024.

DATED: 7-19-24

Ray C. Carlson
RAY C. CARLSON PLS 3890



BOUNDARY AND TOPOGRAPHIC MAP
65 LASKER LANE

OF THE LANDS OF PACIFIC PRIVATE MONEY INC. AS DESCRIBED IN THAT DEED RECORDED IN OFFICIAL RECORDS AS DOCUMENT NUMBER 2021-107768, SONOMA COUNTY RECORDS.

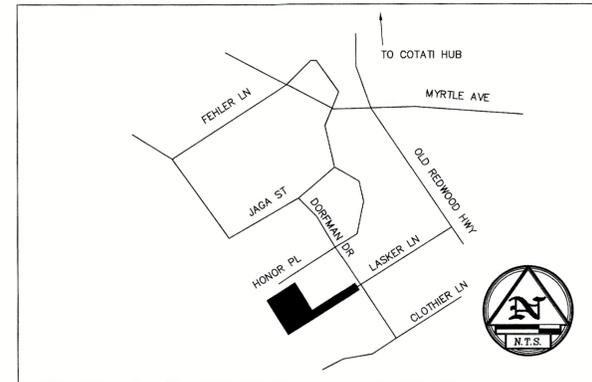
COUNTY OF SONOMA CITY OF COTATI STATE OF CALIFORNIA



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APN 114-470-007 July 9, 2024 SHEET NO. 1 OF 1 JOB NO. 2024-023
C:\2024\2024-023_Hanf_RC\SURVEY\CAD\TOPO-24-023-HANF-6-27-24--SK.dwg TOPO



LINE	BEARING	DISTANCE
L1	N47°09'42"E	101.57'
L2	N47°09'42"W	48.10'
L3	N47°09'42"E	9.71'
L4	S42°45'19"E	7.95'
L5	S47°09'42"W	200.00'

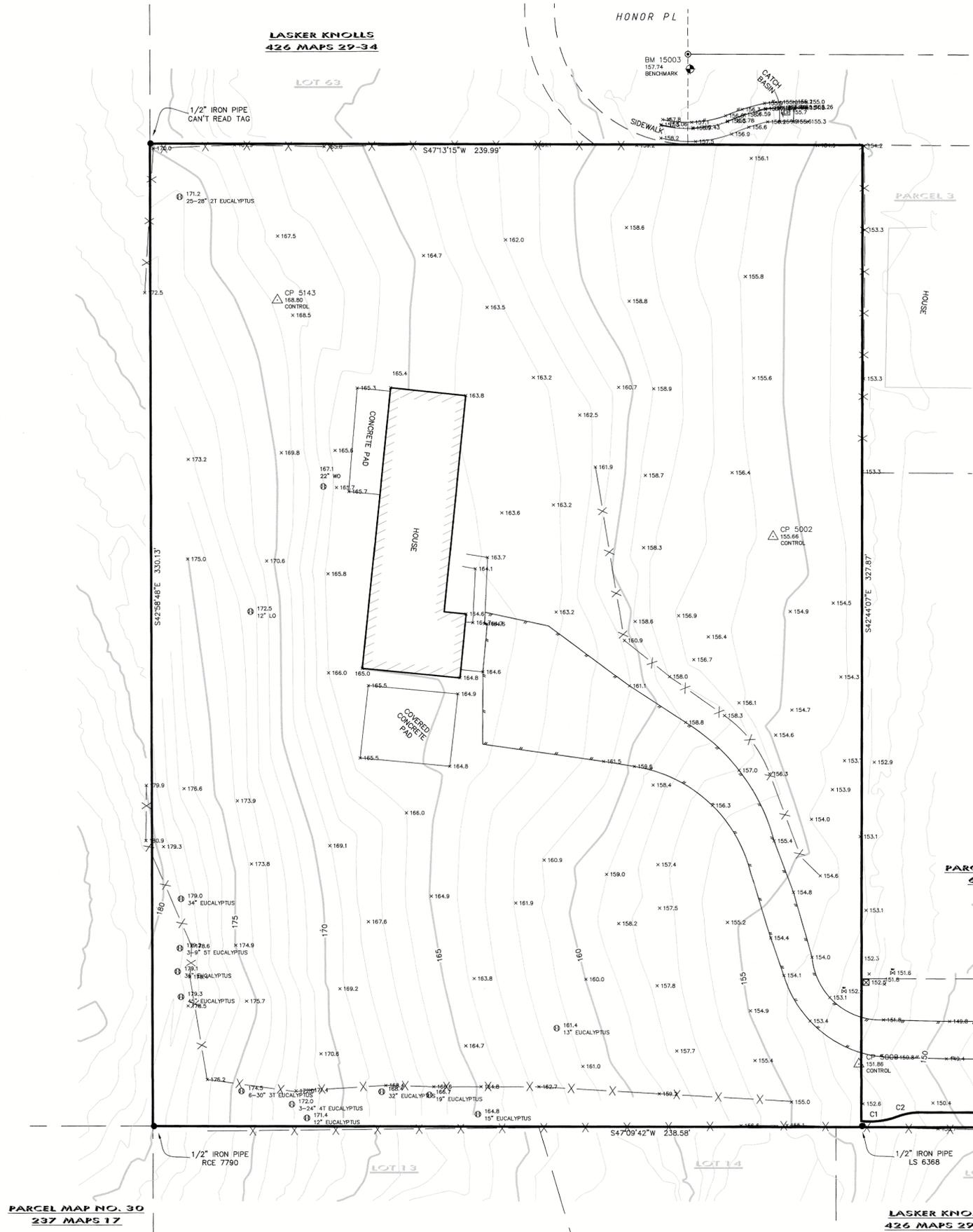
CURVE	DELTA	LENGTH	RADIUS
C1	28.0834	12.28'	25.00'
C2	21.3602	7.54'	20.00'
C3	73.3154	6.44'	5.02'
C4	22.1921	9.74'	25.00'
C5	22.2043	5.85'	15.00'

- LEGEND**
- FOUND MONUMENT AS NOTED
 - STREET CENTERLINE MONUMENT
 - R1&M RECORD AND MEASURED DATA ARE IDENTICAL
 - △ SURVEY BENCHMARK
 - ⊙ SURVEY CONTROL POINT
 - ⊕ FIRE HYDRANT
 - ⊖ WATER VALVE
 - WO WHITE OAK
 - LO LIVE OAK
 - RED REDWOOD
 - 2T, 4T NUMBER OF TRUNKS
 - ⊕ TREE TRUNK AS NOTED
 - ⊗ FENCE POST
 - FENCE
 - - - TIE LINE
 - - - ADJOINER LINE
 - - - EASEMENT LINE
 - - - FLOWLINE
 - - - CENTERLINE
 - - - EDGE OF PAVEMENT
 - - - MAJOR CONTOUR
 - - - MINOR CONTOUR
 - ▭ BUILDING
 - ▭ BOUNDARY LINE
 - ▭ BUILDING OVERHANG
 - ▭ CURB LINE

LIDAR NOTES

ELEVATION CONTOURS TAKEN FROM LIDAR DATA SUPPLIED BY SONOMA VEG MAP; SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT, SONOMA COUNTY WATER AGENCY, SONOMA COUNTY INFORMATION SERVICES (ISD), QUANTUM SPATIAL, TUKMAN GEOSPATIAL LLC, FLOWN 2013.

PARCEL MAP NO. 111
613 MAPS 5-7



PARCEL MAP NO. 30
237 MAPS 1Z

LASKER KNOLLS
426 MAPS 29-34

DOCUMENT NO.
2013-119317

DRAINAGE EASEMENTS

PLANTING LEGEND

Code	Botanical	Common	Size	Qty	Remarks
Tree					
AFU	Malus pumila 'Fuji'	Fuji Apple	bare root	1	
AGR	Malus pumila 'Gravenstein'	Gravenstein Apple	bare root	1	
AMG	Persea americana 'Mexicola Grande'	Mexicola Grande Avocado	15 gal	1	
APH	Pyrus pyrifolia 'Hosui'	Hosui Asian Pear	bare root	1	
APS	Pyrus pyrifolia 'Shinko'	Shinko Asian Pear	bare root	1	
ASB	Malus pumila 'Sierra Beauty'	Sierra Peauty Apple	bare root	1	
AZU	Persea americana 'Zutano'	Zutano Avocado	15 gal	1	
CIM	Citrus x 'Improved Meyer'	Improved Meyer Lemon	15 gal	2	
CK	Cornus kousa	Kousa Dogwood	24" box	1	
CO	Cercis occidentalis	Western Redbud	15 gal	2	
COS	Citrus ret. 'Owari Satsuma Dwarf'	Dwarf Satsuma Mandarin	15 gal	2	
FBT	Ficus carica "Brown Turkey Improved"	Brown Turkey Improved Fig	bare root	1	
FCE	Ficus carica 'Celestial'	Celestial Fig	bare root	2	
HA	Heteromeles arbutifolia	Toyon	15 gal	2	
LBE	Citrus aurantifolia 'Bearss Seedless'	Bearss Seedless Lime	15 gal	1	
LFA	Lyonothamnus floribundus asplenifolius	Fernleaf Catalina Ironwood	15 gal	4	
LO	Eriobotrya japonica	Loquat	15 gal	1	
MPR	Morus nigra 'Persian Fruiting'	Persian Fruiting Mulberry	bare root	1	
PBA	Pyrus communis 'Bartlett'	Bartlett European Pear	bare root	1	
PEH	Prunus salicina 'Elephant Heart'	Elephant Heart Plum	bare root	1	
PFU	Diospyros kaki 'Fuyu'	Persimmon	bare root	1	
PG	Feijoa sellowiana	Pineapple Guava	5 gal	2	
PIF	Prunus persica 'Indian Free'	Indian Free Peach	bare root	1	
PIL	Prunus ilicifolia ssp. lyonii	Catalina Cherry	15 gal	2	
PJE	Prunus persica 'July Elberta'	July Elberta Peach	bare root	1	
PMU	Prunus persica 'Muir'	Muir Peach	bare root	1	
PSE	Pyrus communis 'Seckel'	Edible Pear	bare root	1	
PSR	Prunus salicina 'Santa Rosa'	Santa Rosa Plum	bare root	1	
PWA	Pyrus communis 'Warren'	Warren Pear	bare root	1	
RSP	Punica granatum 'Red Silk'	Red Silk Pomegranate	bare root	2	
SS	Amelanchier alnifolia	Saskatoon Serviceberry	15 gal	3	
Shrub					
AG	Acemispion glaber	Deerweed	5 gal	33	
AHM	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	5 gal	7	
APR	Arctostaphylos uva-ursi 'Point Reyes'	Point Reyes Bearberry	5 gal	14	
CH	Ceanothus hearstiorum	Hearst's Ceanothus	5 gal	8	
CVV	Ceanothus maritimus 'Valley Violet'	Santa Barbara Lilac	5 gal	14	
CYP	Ceanothus griseus hor. 'Yankee Point'	Yankee Point Ceanothus	5 gal	6	
FEC	Frangula californica 'Eve Case'	Eve Case Compact Coffeeberry	5 gal	20	
RA	Ribes aureum var. gracillimum	Golden Currant	5 gal	34	
RP	Rubus parviflorus	Western Thimbleberry	1 gal	3	
Ground cover					
AC	Asarum caudatum	West Coast Wild Ginger	4" pot	24	
ACI	Acacia cognata 'Cousin Itt'	Little River Wattle	5 gal	7	
AIP	Achillea millefolium 'Island Pink'	Island Pink Yarrow	4" pot	5	
EG	Erigeron glaucus	Blue Beach Aster, Seaside Daisy	4" pot	24	
OO	Oxalis oregana	Redwood Sorrel	4" pot	72	
TJ	Trachelospermum jasminoides	Star Jasmine	5 gal	6	
Vine					
AQ	Akebia quinata	Five-Leaf Akebia	5 gal	9	
GS	Gelsemium sempervirens	Carolina Jessamine	5 gal	6	
HV	Hardenbergia violacea	Purple Lilac Vine	5 gal	9	
Perennial					
AF	Aquilegia formosa	Western Columbine	4" pot	7	
AFA	Asclepias fascicularis	Narrow-Leaf Milkweed	4" pot	5	
EL	Eriophyllum lanatum	Common Woolly Sunflower	1 gal	5	
EMP	Epilobium canum 'Marin Pink'	Marin Pink California Fuchsia	1 gal	6	
EU	Eriogonum umbellatum	Sulfur Flower	1 gal	26	
RO	Ranunculus occidentalis	Western Buttercup	4" pot	8	
SB	Sisyrinchium bellum	Blue eyed grass	4" pot	13	
SLG	Salvia leucophylla 'Gracias'	Gracias Purple Sage	5 gal	5	
Grass					
CB	Carex barbaeae	Santa Barbara Sedge	4" pot	10	
MR	Muhlenbergia rigens	Deer Grass	4" pot	57	
Fern					
PM	Polystichum munitum	Western Sword Fern	1 gal	24	



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SKY GARDEN TERRACE
65 LASKER LN, COTATI, CALIFORNIA

CONTRACT #

DES-PACI-24-001

DRAWN BY

DML

SCALE

N.T.S.

DATE

8/8/24

REVISIONS

PLANT LIST

L-3

SHEET 3 OF 3