

SITE IMPROVEMENT DRAWINGS FOR
MALLARD POINTE
CITY OF BELVEDERE, MARIN COUNTY, CALIFORNIA

PROJECT SUMMARY

1. OWNER/SUBDIVIDER

MALLARD POINTE 1951 LLC
CONTACT: BRUCE DORFMAN
39 FORREST STREET, SUITE 202
MILL VALLEY, CA 94941
PHONE NUMBER: 415-823-3001
2. ENGINEER

BKF ENGINEERS
1646 N. CALIFORNIA BLVD., SUITE 400
WALNUT CREEK, CA 94596
925-940-2200
CONTACT: CHRIS MILLS
3. UTILITIES:

WATER SUPPLY:

FIRE PROTECTION:

SEWAGE DISPOSAL:

STORM DRAIN:

GAS:

ELECTRIC:

TELEPHONE:

CABLE TELEVISION:

MARIN MUNICIPAL WATER DISTRICT

TIBURON FIRE PROTECTION DISTRICT

SANITATION DISTRICT NO.5

CITY OF BELVEDERE

PACIFIC GAS & ELECTRIC

PACIFIC GAS & ELECTRIC

AT&T

COMCAST
4. PROJECT ADDRESS & ASSESSOR
PARCEL NUMBERS

1 MALLARD RD, APN 060-072-27
9 MALLARD RD, APN 060-072-28
17 MALLARD RD, APN 060-072-18

VERTICAL DATUM

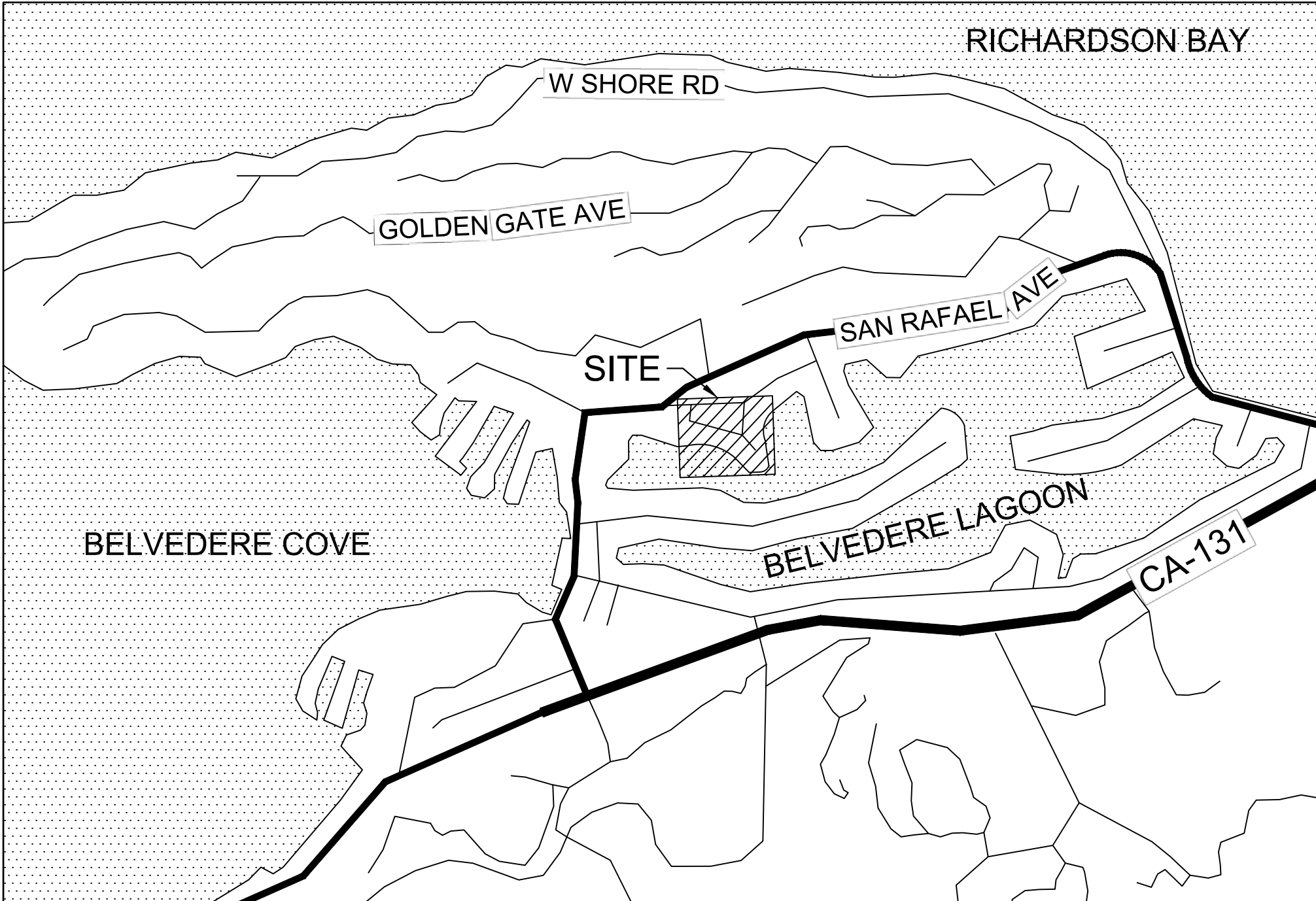
VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BASIS OF BEARINGS

THE BEARING OF NORTH 35°00'00" EAST, TAKEN ON THE CENTER LINE OF LEEWARD ROAD AS SHOWN ON THAT CERTAIN MAP OF LAGOON SUBDIVISION NO. 5, FILED FOR RECORD ON NOVEMBER 21, 1950, IN BOOK 7 OF MAPS, AT PAGE 22, MARIN COUNTY RECORDS, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

BENCHMARK

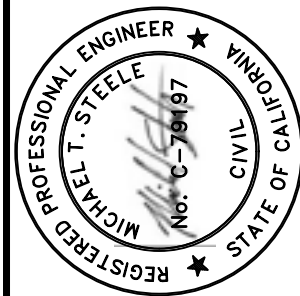
SOME BENCHMARK ON NAVD 88 OR A NOAA TIDAL DATUM SO WE CAN SHOW THE FLOOD LINE AS IT RELATES TO THE PROPERTY



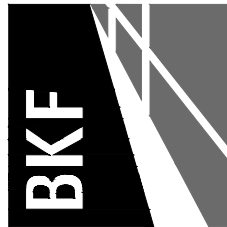
VICINITY MAP
NTS

SHEET INDEX

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2	C1.00	EXISTING CONDITIONS
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21	C9.01	SEDIMENTATION AND EROSION DETAILS
22	C10.00	CONSTRUCTION DETAILS
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31	C11.01	PUBLIC FRONTAGE UTILITY PLAN



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MALLARD POINTE
APN 060-072-18/APN 060-072-27/APN 060-072-28
17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

CIVIL COVER SHEET

Revisions

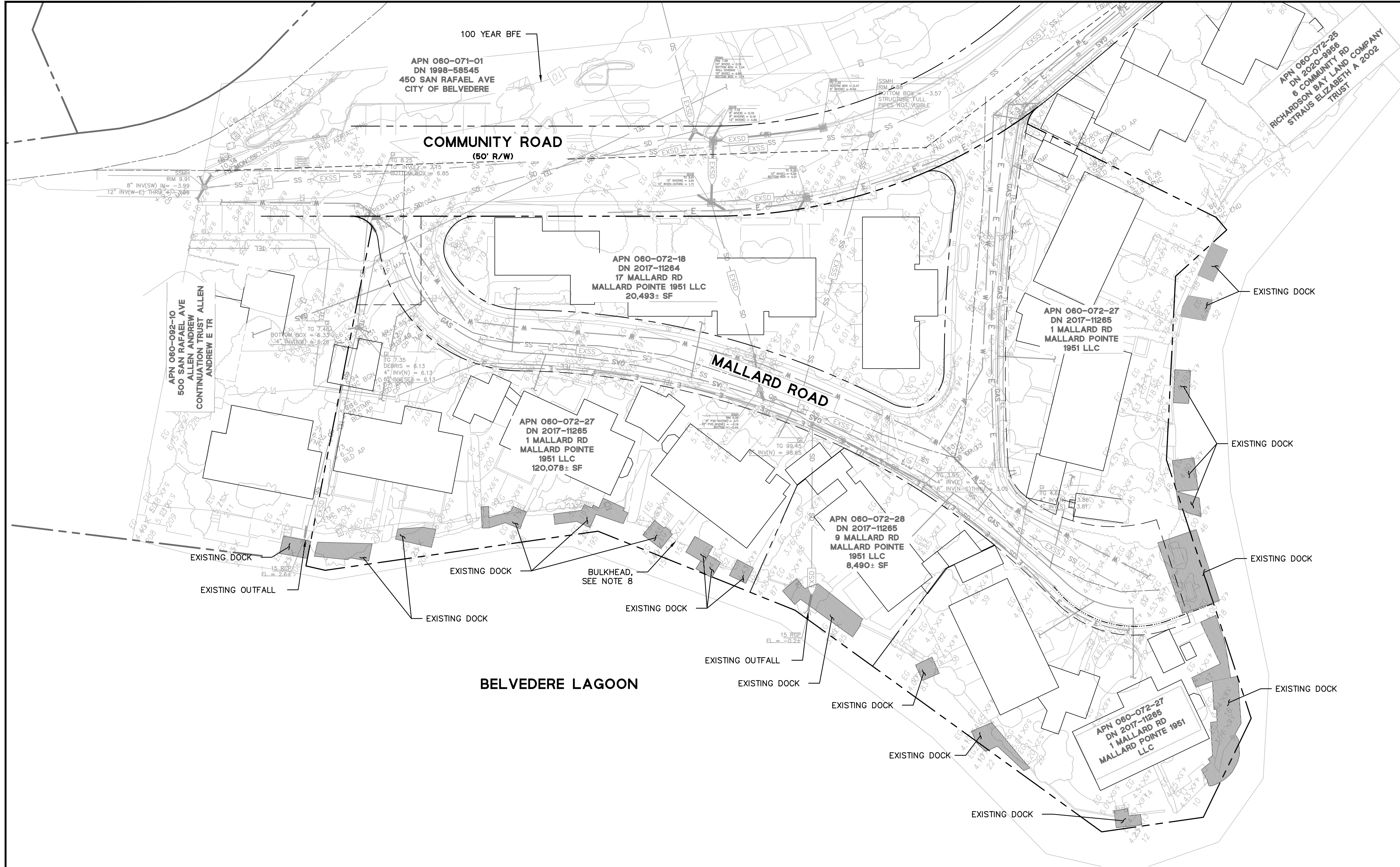
No.

Date: 2024-10-17
Scale: AS SHOWN
Design: DESN
Drawn: DRWN
Approved: APRV
Job No: C20201331

Drawing Number:

C0.00

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LEGEND

---	PROPERTY LINE
---	ROAD CENTERLINE
---	EXISTING EASEMENT
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
COMM	EXISTING COMMUNICATION LINE
GAS	EXISTING GAS LINE
E	EXISTING ELECTRICAL LINE
---	DIRECTION OF FLOW
---	EXISTING CONCRETE SWALE

ABBREVIATIONS

BFE	BASE FLOOD ELEVATION
COMM	COMMUNICATION
E	EAST/ELECTRIC
G	GAS
HYD	HYDRANT
L	LINE
N	NORTH
R	RADIUS
RD	ROAD
S	SOUTH
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
W	WATER/WEST
WV	WATER VALVE

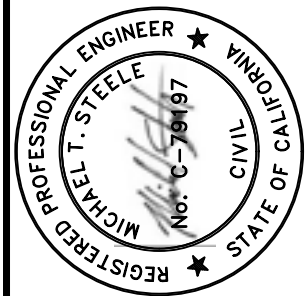
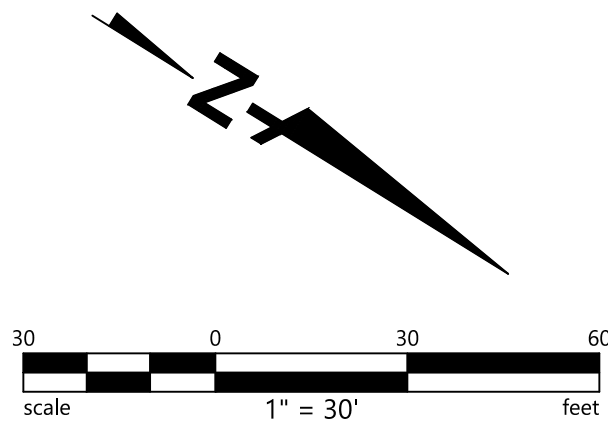
NOTES

- THE UTILITIES AND OUTFALLS SHOWN ON THIS PLAN ARE DERIVED FROM AVAILABLE RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED.
- FIELD BOUNDARY SURVEY WAS CONDUCTED BY CSM/STUBER-STROEH ENGINEERING ON SEPTEMBER AND OCTOBER OF 2020.
- BEARINGS SHOWN ARE STATE PLAN BEARINGS. THERE IS A 01°23'39" MAPPING ANGLE TO ACHIEVE BEARINGS AS SHOWN ON 7 M 1 OF THE LAGOON SUBDIVISION NO. 5 AND DEED BEARINGS.
- EXISTING TOPOGRAPHIC FEATURES AND ELEVATIONS TAKEN FROM AERIAL SURVEY CONDUCTED BY CSM/STUBER-STROEH ENGINEERING. THE AERIAL CONTROL IS PER THE CALIFORNIA REAL TIME NETWORK (CRTN), CALIFORNIA COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), ZONE 3 EPOCH 2017.5. CONTROL SURVEY WAS PERFORMED ON AUGUST 12, 2020.
- ELEVATIONS OUTSIDE OF THE PROJECT LIMITS ARE DERIVED FROM USGS LIDAR SCANS.
- AERIAL SURVEY WILL NEED TO BE SUPPLEMENTED BY CONVENTIONAL FIELD SURVEY FOR AREAS OF PRECISE GRADING, ADA, ETC. WHERE VERY PRECISE ELEVATIONS ARE REQUIRED.
- FEMA FLOOD HAZARD ELEVATION AT 10', AS NOTED IN FIRM NUMBER 06041C0489E, PANEL 0527.
- BULKHEAD REPLACEMENT TO BE DESIGNED BY OTHERS, PER SEPARATE SUBMITTAL.

DRAINAGE STRUCTURES, OUTFALLS, PIPE SIZES AND INVERTS SHALL BE VERIFIED PRIOR TO DESIGN APPROVAL.

PROVIDE SUPPLEMENTAL SURVEY AS REQUIRED

REFERENCE BULKHEAD PLANS BY BKF



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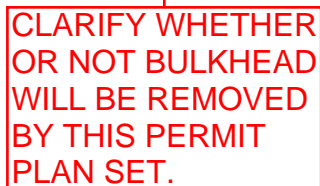
EXISTING CONDITIONS

Revisions		No.	Date
		10-17	2024
Scale:	AS SHOWN		
Design:	DESN		
Drawn:	DRWN		
Approved:	APRV		
Job No:	C20201331		

Drawing Number:

C1.00

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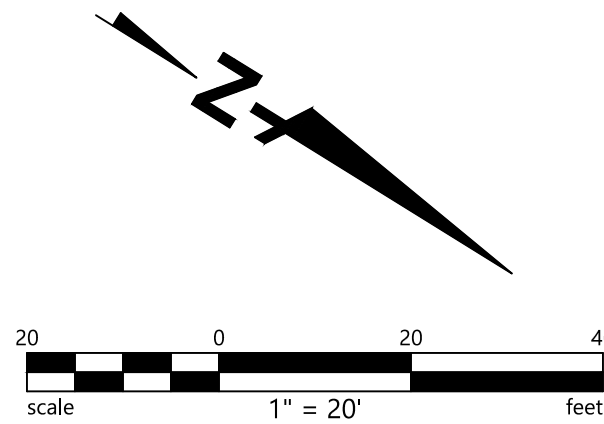


Drawing Number:
C2.00
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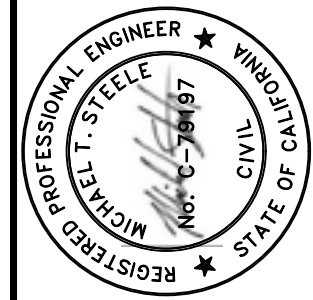
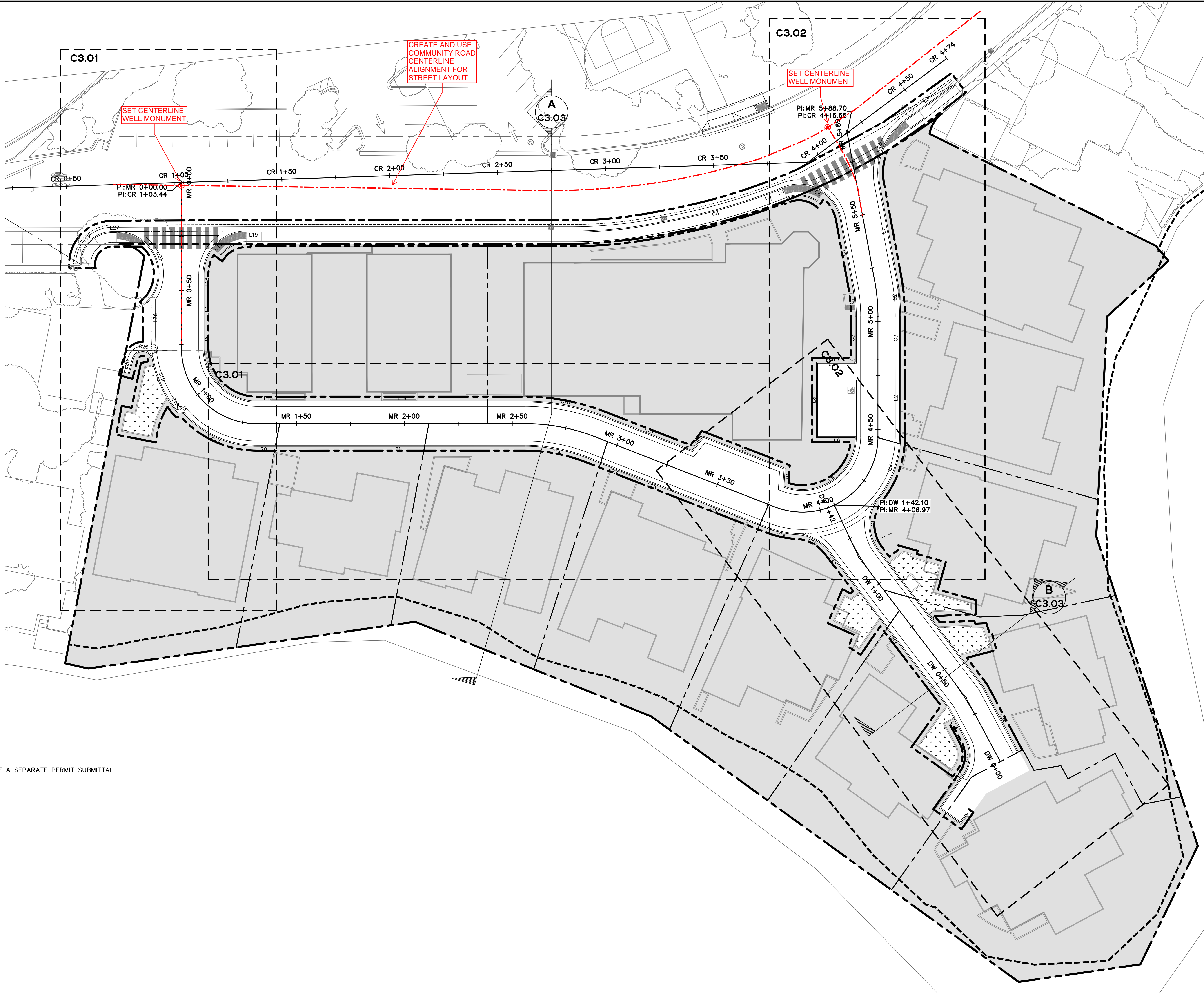
04_MP_HORIZONTAL_CONTROL_PLAN.dwg

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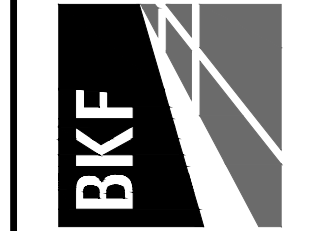


LEGEND

AREA TO BE PART OF A SEPARATE PERMIT SUBMITTAL



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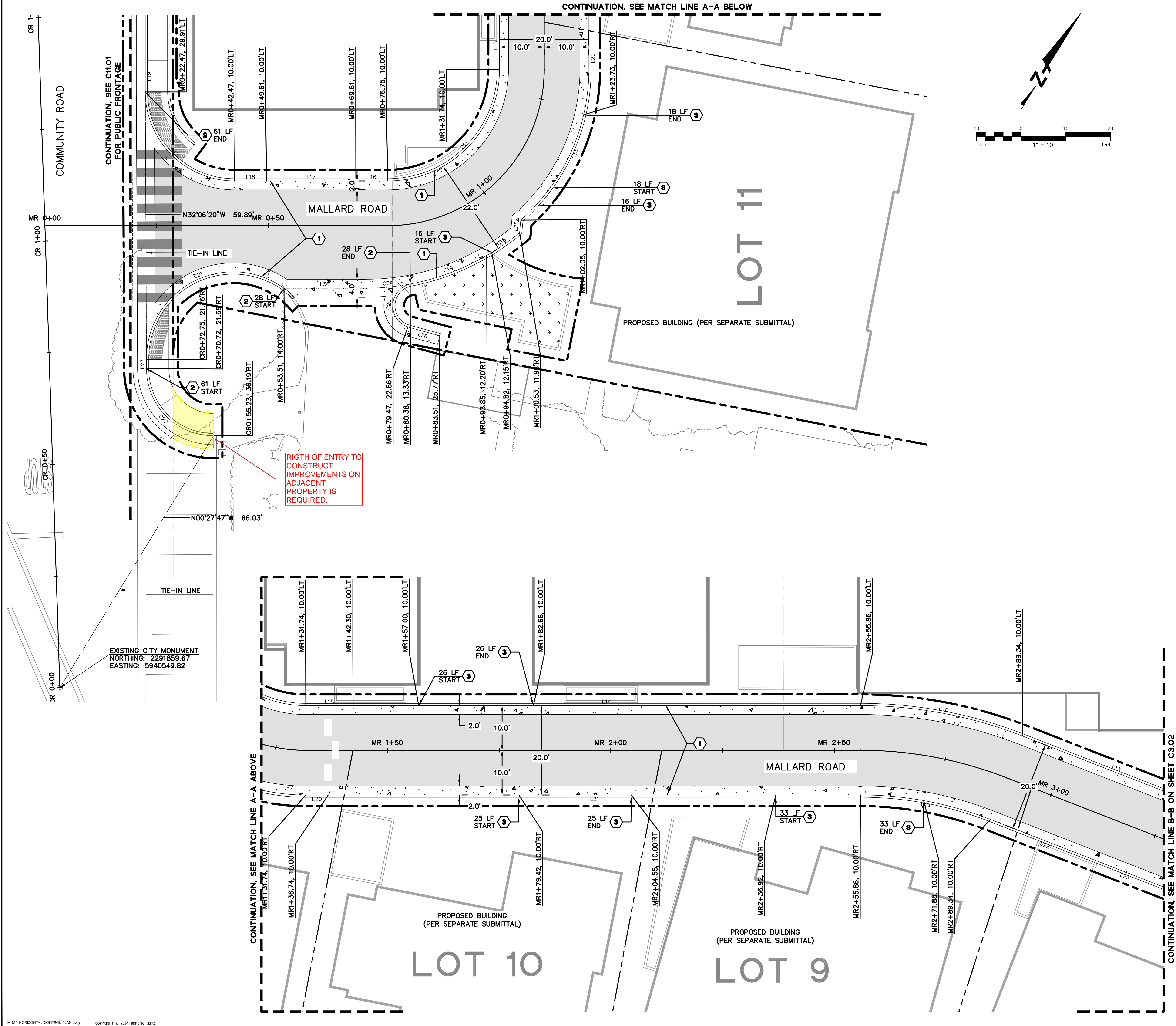


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APN 060-072-18/APN 060-072-27/APN 060-072-28
17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

OVERALL HORIZONTAL CONTROL PLAN

Date	No.	Revisions
2024-10-17		
AS SHOWN		
DESIGN		
DRAWN		
APPROVED		
Job No. C20201331		

Drawing Number:
C3.00
04 OF 32



LEGEND

- EXISTING PROPERTY LINE
- LIMIT OF WORK
- BUILDING SETBACK
- BULKHEAD LIMITS
- 100 YEAR BASE FLOOD ELEVATION
- ROAD CENTERLINE
- ASPHALT CONCRETE PAVEMENT
- BIORETENTION AREA
- CONCRETE GUTTER

ABBREVIATIONS

BLDG	BUILDING	FS	FINISHED SURFACE
BFE	BASE FLOOD ELEVATION	GF	GARAGE FLOOR
C	COMPACT CAR	L	LENGTH
C/L	CENTERLINE	LAND	LANDSCAPE
C&G	CURB AND GUTTER	NTS	NOT TO SCALE
ELEV	ELEVATION	P	P-CAR
EV	ELECTRIC VEHICLE	PL	PROPERTY LINE
EX	EXISTING	PR	PROPOSED
FF	FINISHED FLOOR	R	RADIUS
		R/W	RIGHT OF WAY
		VAR	VARIES

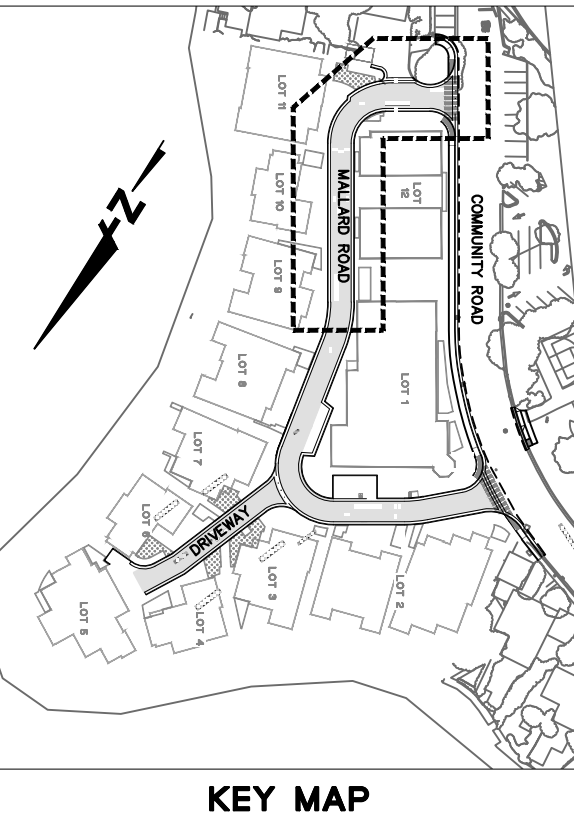
KEYNOTES

- TYPE C CURB AND GUTTER
- VALLEY GUTTER
- INSTALL CURB LINES FOR PROPOSED FUTURE DRIVEWAY PER MARIN COUNTY DRIVEWAY DETAIL 115

NOTES

- PROPOSED BUILDINGS ARE SHOWN FOR REFERENCE ONLY, REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- NO PARKING LANE CURBS AND SIGNAGE SHALL BE INSTALLED ALONG MALLARD ROAD AND DRIVEWAY ACCORDING TO TIBURON FIRE PROTECTION DISTRICT AND CALIFORNIA VEHICLE CODE STANDARDS, AS REQUIRED BY THE FIRES MARSHAL.
- THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND NECESSARY DOCUMENTATION TO THE CALIFORNIA DEPARTMENT OF REAL ESTATE WILL BE FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF THE CONDOMINIUMS SHALL BE NO MORE THAN 2—PER LOT ON RECORDED LOTS 1, 2, 9 AND 11.

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	43.624	S47° 39' 09.62"W	C1	26.541	20.000	076.0353
L2	35.801	S58° 09' 10.64"W	C2	18.346	100.000	010.5115
L3	10.302	S52° 10' 12.07"E	C3	19.833	5326.389	000.2133
L4	3.046	S53° 22' 30.45"E	C4	30.319	45.000	038.6036
L5	30.922	S47° 39' 11.00"W	C5	40.348	274.402	008.4248
L6	1.782	S58° 09' 10.64"W	C6	35.265	20.000	101.0279
L7	18.000	N31° 50' 49.22"W	C7	14.661	80.000	010.5003
L8	34.000	S58° 09' 10.78"W	C8	19.871	5346.389	000.2130
L9	18.000	S31° 50' 49.22"E	C9	48.550	25.000	111.2694
L10	8.393	N61° 52' 08.25"E	C10	37.201	100.000	021.3148
L11	40.000	N10° 31' 53.75"W	C11	39.271	25.000	090.0026
L12	8.395	N82° 56' 19.43"W	C12	31.324	20.000	089.7369
L13	44.285	N10° 32' 05.02"W	C13	38.179	45.000	048.6115
L14	113.560	N31° 50' 58.24"W	C14	29.761	80.000	021.3148
L15	10.561	N31° 50' 57.85"W	C15	14.194	45.000	018.0719
L16	7.149	N58° 09' 24.45"E	C16	17.072	20.000	048.9089
L17	20.000	N58° 09' 05.79"E	C17	17.748	16.000	063.5549
L18	7.148	N58° 08' 53.29"E	C18	8.979	54.000	009.5270
L19	6.940	S32° 36' 09.94"E	C19	18.396	54.000	019.5191
L20	5.001	S31° 50' 57.41"E	C20	12.983	5.000	148.7726
L21	119.120	S31° 50' 58.24"E	C21	45.951	19.425	135.5384
L22	27.018	S10° 32' 05.02"E	C22	23.570	15.000	090.0301
L23	11.340	S10° 32' 05.02"E	C23	33.893	30.000	064.7313
L24	50.984	S10° 32' 05.02"E	C24	10.218	53.999	010.8418
L25	2.800	N26° 30' 14.36"W				
L26	7.424	S73° 24' 48.02"W				
L27	2.024	N31° 47' 24.42"W				
L29	34.319	N29° 58' 26.11"E				
L30	79.841	N20° 43' 15.99"E				
L31	28.457	N67° 36' 57.60"W				
L32	10.116	S20° 26' 32.79"W				
L33	82.194	S20° 43' 15.99"W				
L34	16.186	S29° 58' 26.11"W				
L35	4.446	N86° 28' 16.37"W				



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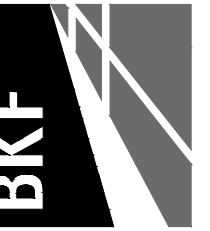
HORIZONTAL CONTROL PLAN

No.	Revisions

Date: 2024-10-17	Scale: AS SHOWN
Design: DESN	Drawn: DRWN
Approved: APRV	Job No: C20201331

Drawing Number: **C3.01**

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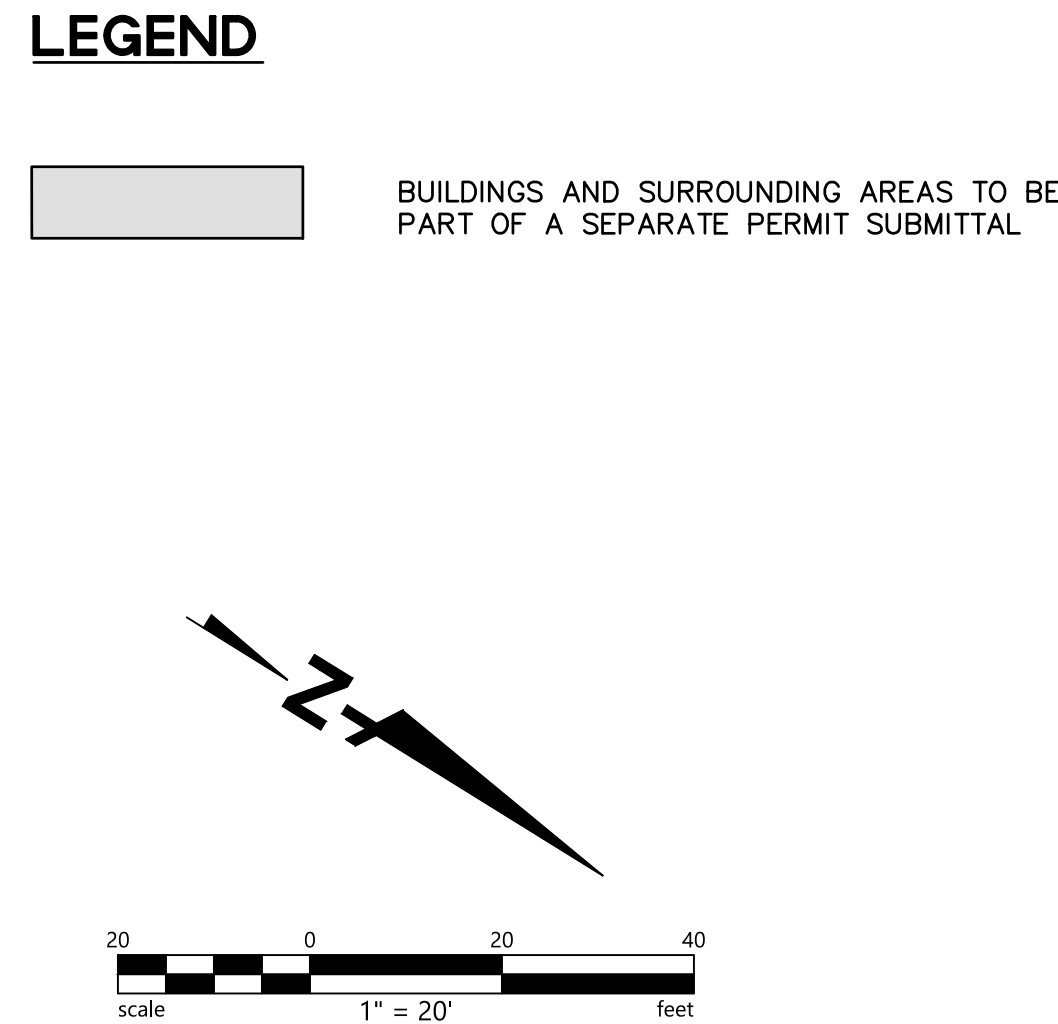


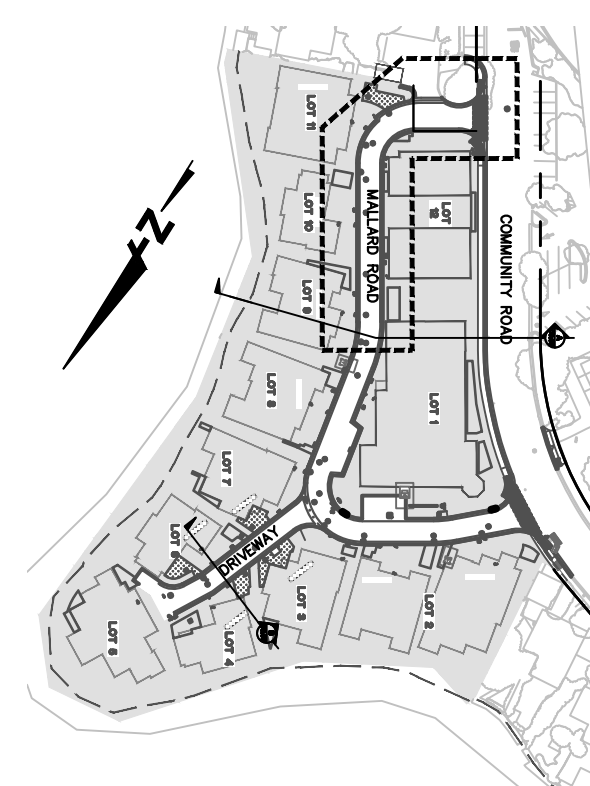
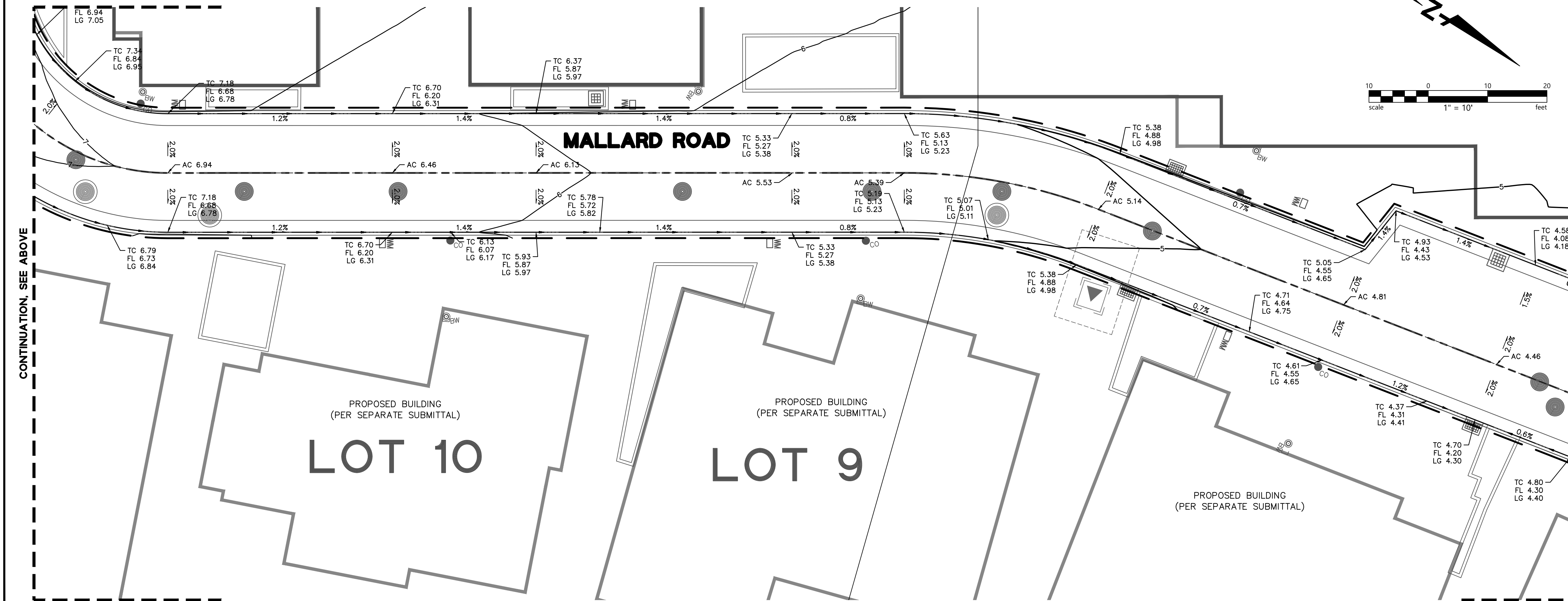
MALLARD POINTE
APN 060-072-18/APN 060-072-27/APN 060-072-28
117 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

TYPICAL STREET CROSS SECTIONS

Drawing Number:

C3.03





KEY MAP

GRADING LEGEND:

- | | |
|--|-------------------|
| | FLOW LINE |
| | GRADE BREAK |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | LIMITS OF GRADING |
| | SLOPE |
| | ELEVATION LABEL: |

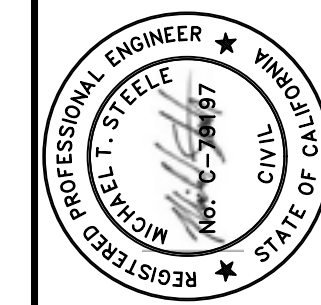
ELEVATION LABEL:

- | | |
|------|-------------------|
| AC: | ASPHALT CONCRETE |
| BW: | BACK OF WALK |
| CC: | CONCRETE |
| EX: | EXISTING |
| FF: | FINISHED FLOOR |
| FL: | FLOW LINE |
| FS: | FINISH SURFACE |
| GB: | GRADE BREAK |
| GND: | GROUND ELEVATION |
| GR: | GRATE |
| LG: | LIP OF GUTTER |
| TC: | TOP OF CURB |
| TCF: | TOP OF FLUSH CURB |
| TSL: | TOP OF SOIL |
| TW: | TOP OF WALL |

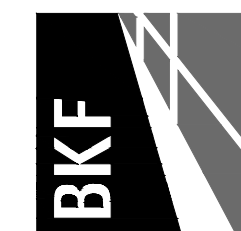
GRADING NOTES:

1. PROPOSED SITE PLAN AND UTILITIES HAS BEEN SCREENED FOR CLARITY.
2. GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN TOLERANCE OF ONE-TENTH OF A FOOT IN LANDSCAPED AREAS AND TWO-HUNDREDTHS OF A FOOT IN HARDCAPED OR PAVED AREAS. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE OWNER.
4. CONTRACTOR SHALL FIELD VERIFY FINISHED FLOOR ELEVATIONS OF EXISTING BUILDINGS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR SHALL TAKE CAUTION WHEN GRADING ADJACENT TO EXISTING BUILDINGS, TO PROTECT EXISTING FOUNDATIONS AND TO NOT TO COVER EXISTING VENTS.
6. RIMS OF UTILITY STRUCTURES SHALL BE ADJUSTED TO FINISHED GRADE IN AREAS OF RE-GRADING. IN PAVED AREAS, ELEVATION DIFFERENCE SHALL NOT BE MORE THAN $\frac{1}{4}$ INCH BETWEEN RIMS AND ADJACENT SURFACE.
7. WHERE IMPROVEMENTS INVOLVE ADA ACCESSIBILITY, CONTRACTOR'S ATTENTION IS DIRECTED TO THE FOLLOWING PARAMETERS THAT NEED TO BE MET WITH THE FINISHED CONSTRUCTION:
 - a. WALKWAYS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 4.9% AND A MAXIMUM CROSS SLOPE OF 2%.
 - b. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS, INCLUDING DIAGONAL.
 - c. ADA PARKING STALLS AND STRIPED AISLE SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS, INCLUDING DIAGONAL.
 - d. TRANSITIONS BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONDITIONS SHALL BE SMOOTH AND FREE OF ABRUPT CHANGES.

* CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AT CONFORMS PRIOR TO FORMING/AC WORK.



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GRADING PLAN

Date: 2024-10-17	No.	Revisions
Scale: AS SHOWN		
Design: DESN		
Drawn: DRWN		
Approved: APRV		
Job. No: C20201331		

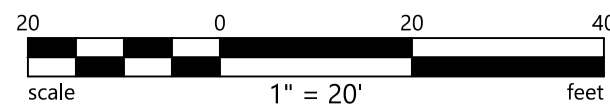
Drawing Number:

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12 MP_MASS_GRADING_PLAN.dwg

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GRADING LEGEND:

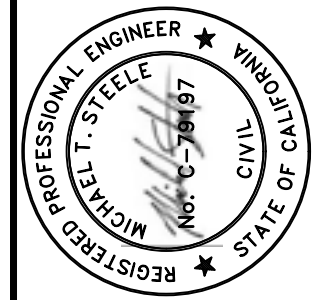
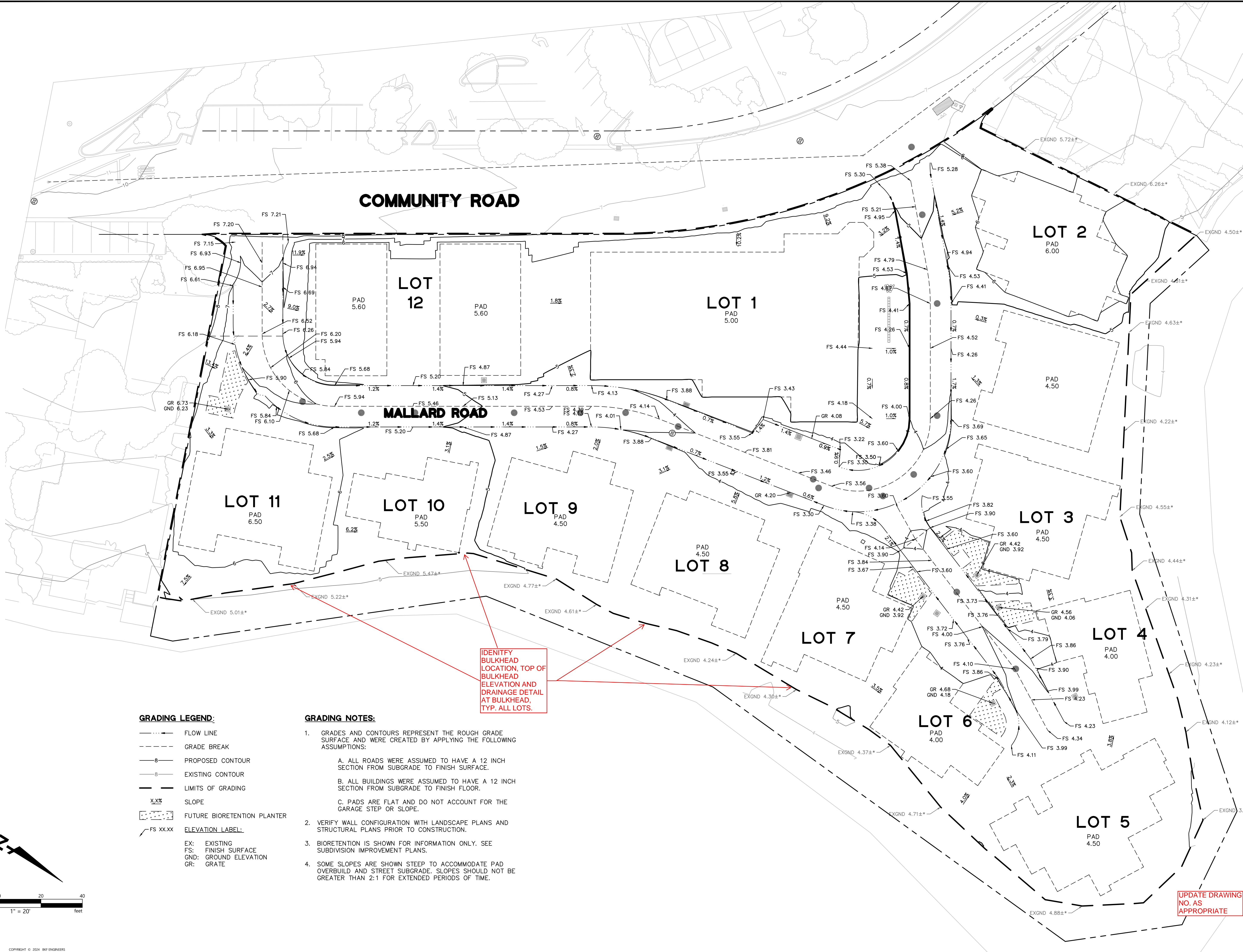
- FLOW LINE
--- GRADE BREAK
--- PROPOSED CONTOUR
--- EXISTING CONTOUR
--- LIMITS OF GRADING
X.X% SLOPE
[Pattern] FUTURE BIORETENTION PLANTER
FS XX.XX ELEVATION LABEL
EX: EXISTING
FS: FINISH SURFACE
GND: GROUND ELEVATION
GR: GRATE

GRADING NOTES:

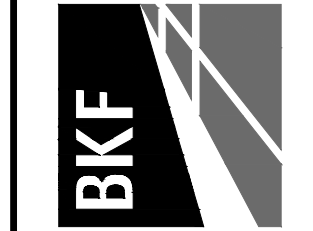
- GRADES AND CONTOURS REPRESENT THE ROUGH GRADE SURFACE AND WERE CREATED BY APPLYING THE FOLLOWING ASSUMPTIONS:
 - ALL ROADS WERE ASSUMED TO HAVE A 12 INCH SECTION FROM SUBGRADE TO FINISH SURFACE.
 - ALL BUILDINGS WERE ASSUMED TO HAVE A 12 INCH SECTION FROM SUBGRADE TO FINISH FLOOR.
 - PADS ARE FLAT AND DO NOT ACCOUNT FOR THE GARAGE STEP OR SLOPE.
- VERIFY WALL CONFIGURATION WITH LANDSCAPE PLANS AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION.
- BIORETENTION IS SHOWN FOR INFORMATION ONLY. SEE SUBDIVISION IMPROVEMENT PLANS.
- SOME SLOPES ARE SHOWN STEEP TO ACCOMMODATE PAD OVERBUILD AND STREET SUBGRADE. SLOPES SHOULD NOT BE GREATER THAN 2:1 FOR EXTENDED PERIODS OF TIME.

IDENTIFY BULKHEAD LOCATION, TOP OF BULKHEAD ELEVATION AND DRAINAGE DETAIL AT BULKHEAD, TYP. ALL LOTS.

UPDATE DRAWING NO. AS APPROPRIATE



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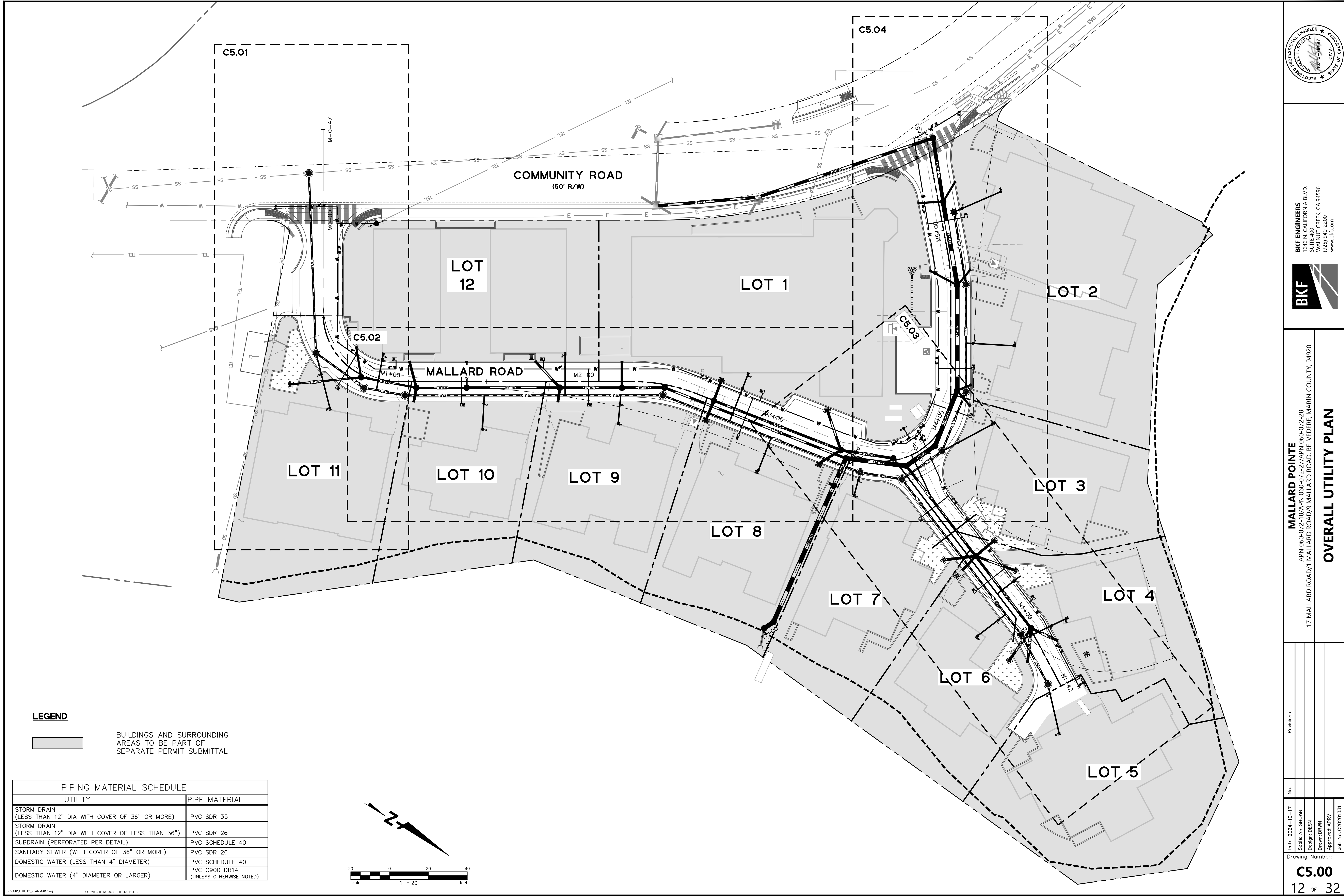
MALLARD POINTE
APN 060-072-18/APN 060-072-27/APN 060-072-28
17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

Revisions			
No.	Date	By	Appr.
	2024-10-17		
		Scale: AS SHOWN	
		Design: DESN	
		Drawn: DRWN	
		Approved: APRV	
		Job No: C20201331	

Drawing Number:

C12.00

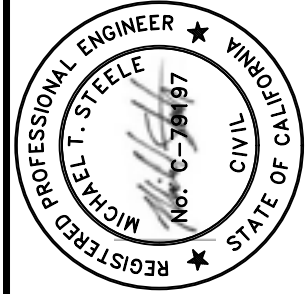
11 OF 32



LEGEND

BUILDINGS AND SURROUNDING
AREAS TO BE PART OF
SEPARATE PERMIT SUBMITTAL

PIPING MATERIAL SCHEDULE	
UTILITY	PIPE MATERIAL
STORM DRAIN (LESS THAN 12" DIA WITH COVER OF 36" OR MORE)	PVC SDR 35
STORM DRAIN (LESS THAN 12" DIA WITH COVER OF LESS THAN 36")	PVC SDR 26
SUBDRAIN (PERFORATED PER DETAIL)	PVC SCHEDULE 40
SANITARY SEWER (WITH COVER OF 36" OR MORE)	PVC SDR 26
DOMESTIC WATER (LESS THAN 4" DIAMETER)	PVC SCHEDULE 40
DOMESTIC WATER (4" DIAMETER OR LARGER)	PVC C900 DR14 (UNLESS OTHERWISE NOTED)



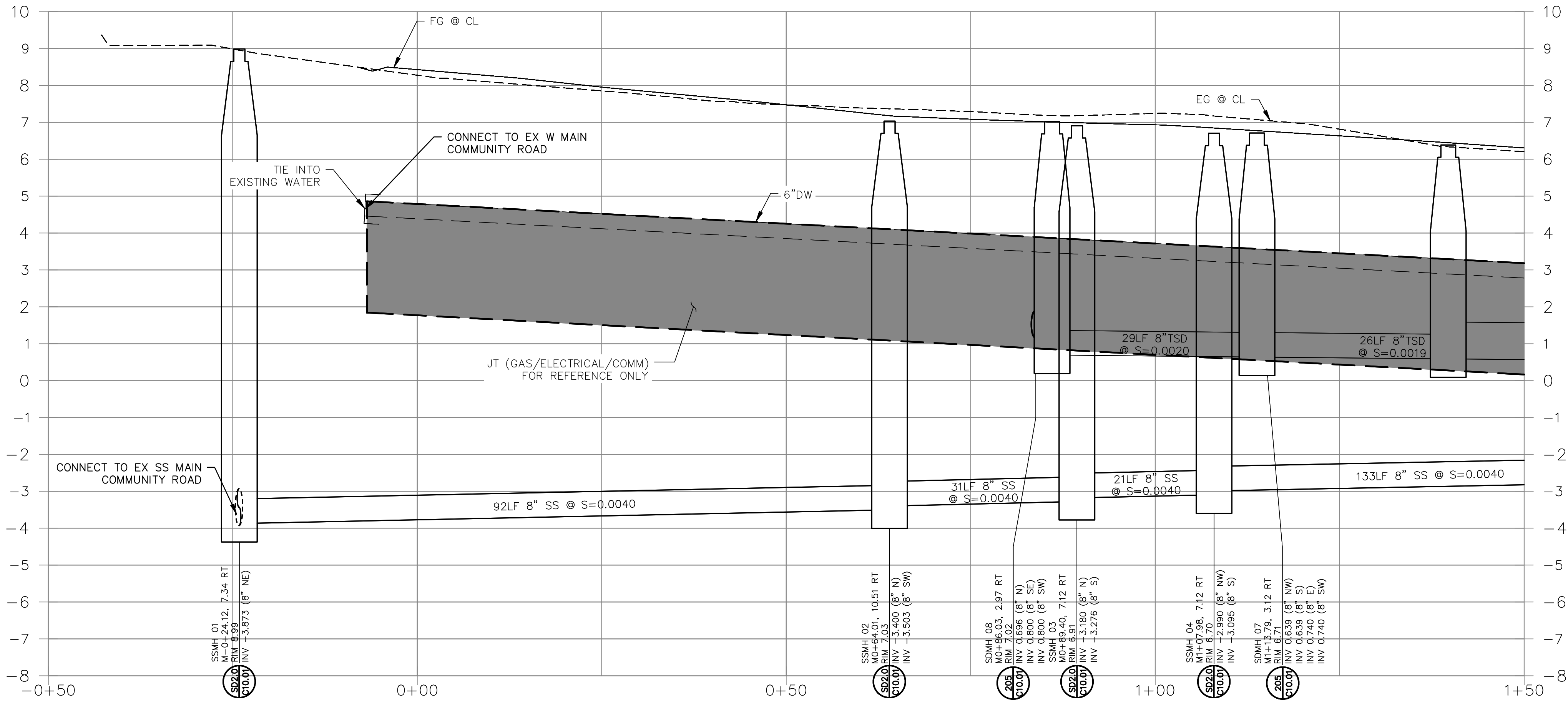
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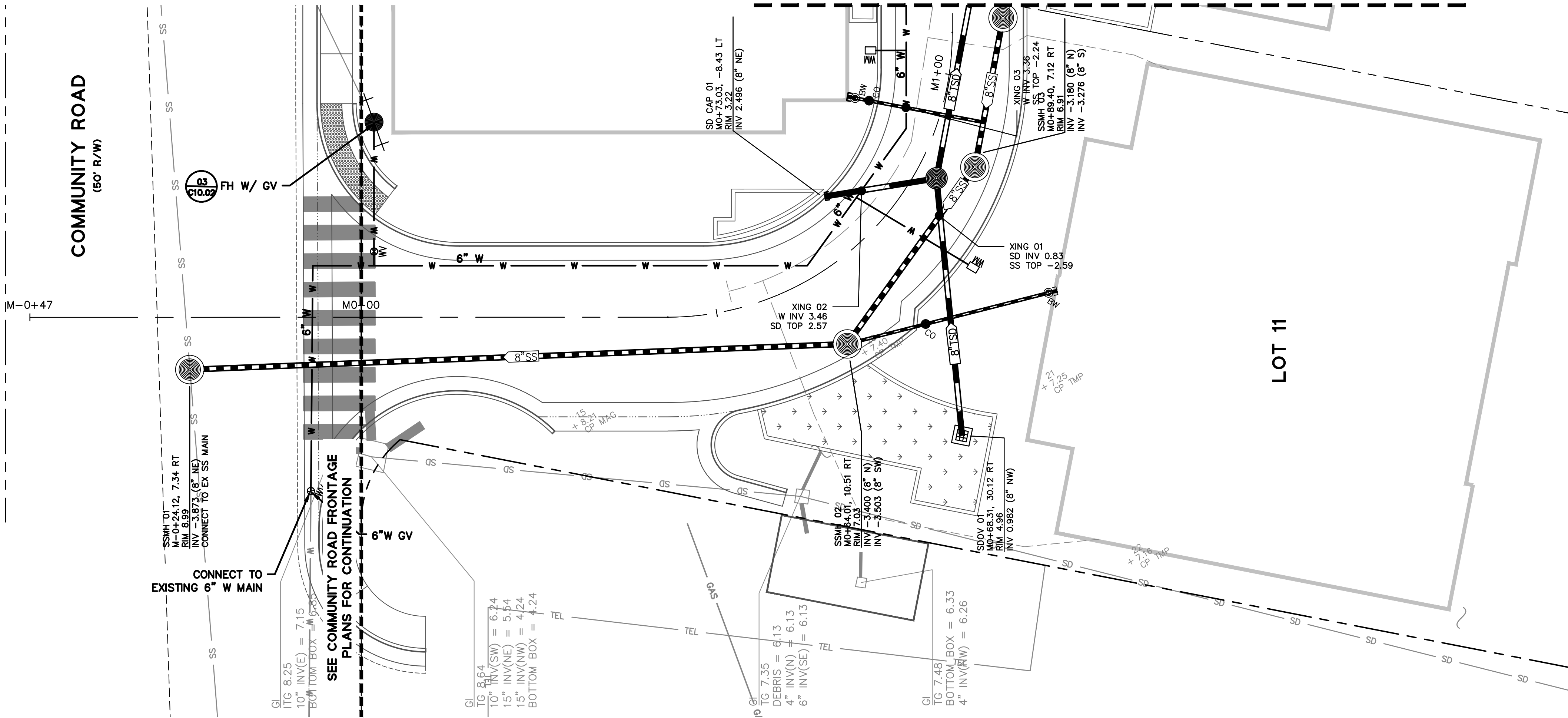
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APN 060-072-18/APN 060-072-27/APN 060-072-28
17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

Revisions	
No.	
1	Date: 2024-10-17
2	Scale: AS SHOWN
3	Design: DESN
4	Drawn: DRWN
5	Approved: APVY
6	Job No: C20201331

Drawing Number:
C5.00
12 OF 32



PROFILE - MALLARD ROAD
STATION M-0+50 TO M1+50
SCALE: 1"=10' HORIZ.
1"=2' VERT.



PLAN - MALLARD ROAD
STATION M-0+50 TO M1+50

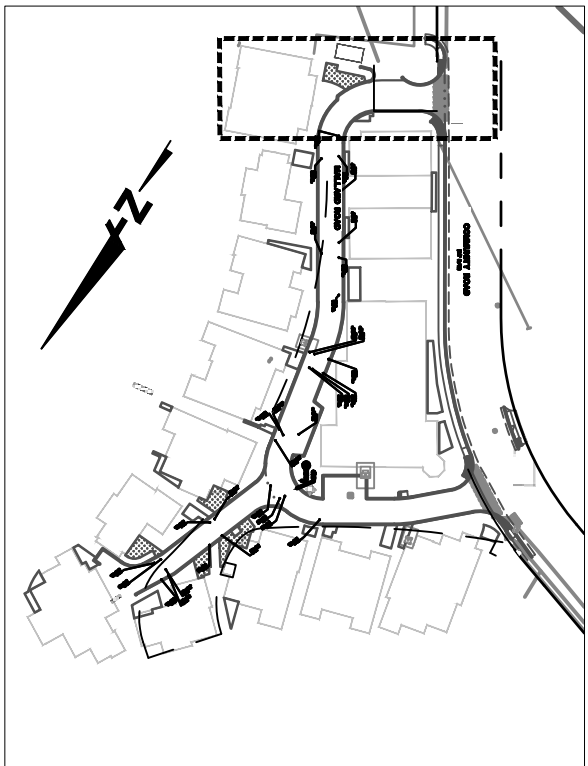
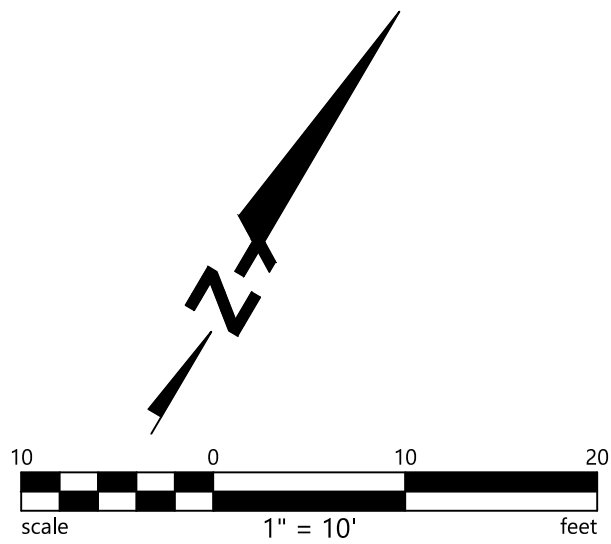
LEGEND

---	EXISTING PROPERTY LINE
---	ROAD CENTERLINE
---	EXISTING EASEMENT
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
COMM	EXISTING COMMUNICATION LINE
GAS	EXISTING GAS LINE
E	EXISTING ELECTRICAL LINE
TSD	PROPOSED TREATED STORM DRAIN
USD	PROPOSED UNTREATED STORM DRAIN
SDFM	PROPOSED STORM DRAIN FORCE MAIN
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
JT	PROPOSED JOINT TRENCH
→	DIRECTION OF GRAVITY FLOW
■	STORM DRAIN INLET
■	STORM DRAIN OVERFLOW
●	STORM DRAIN MANHOLE
●	SANITARY SEWER MANHOLE
⊗	GATE VALVES
⊗	WATER METER
⊗	SANITARY SEWER CLEAN OUT
⊗	BACKWATER VALVES
+	PIPE CAP
+	FIRE HYDRANT

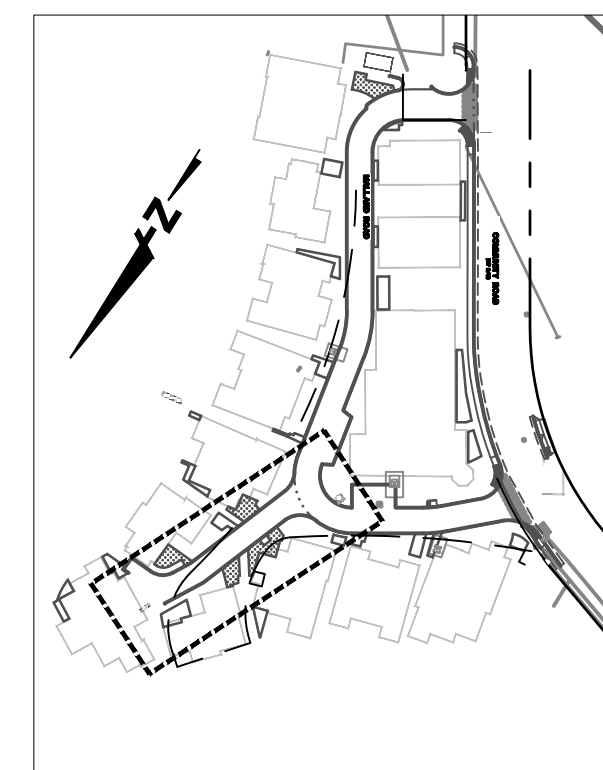
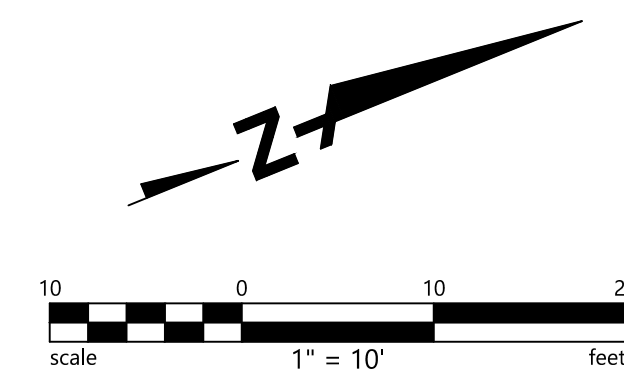
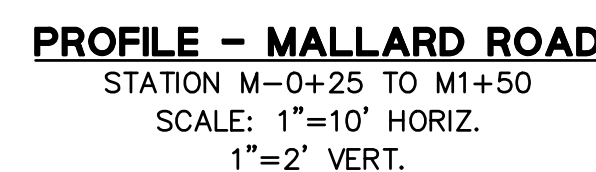
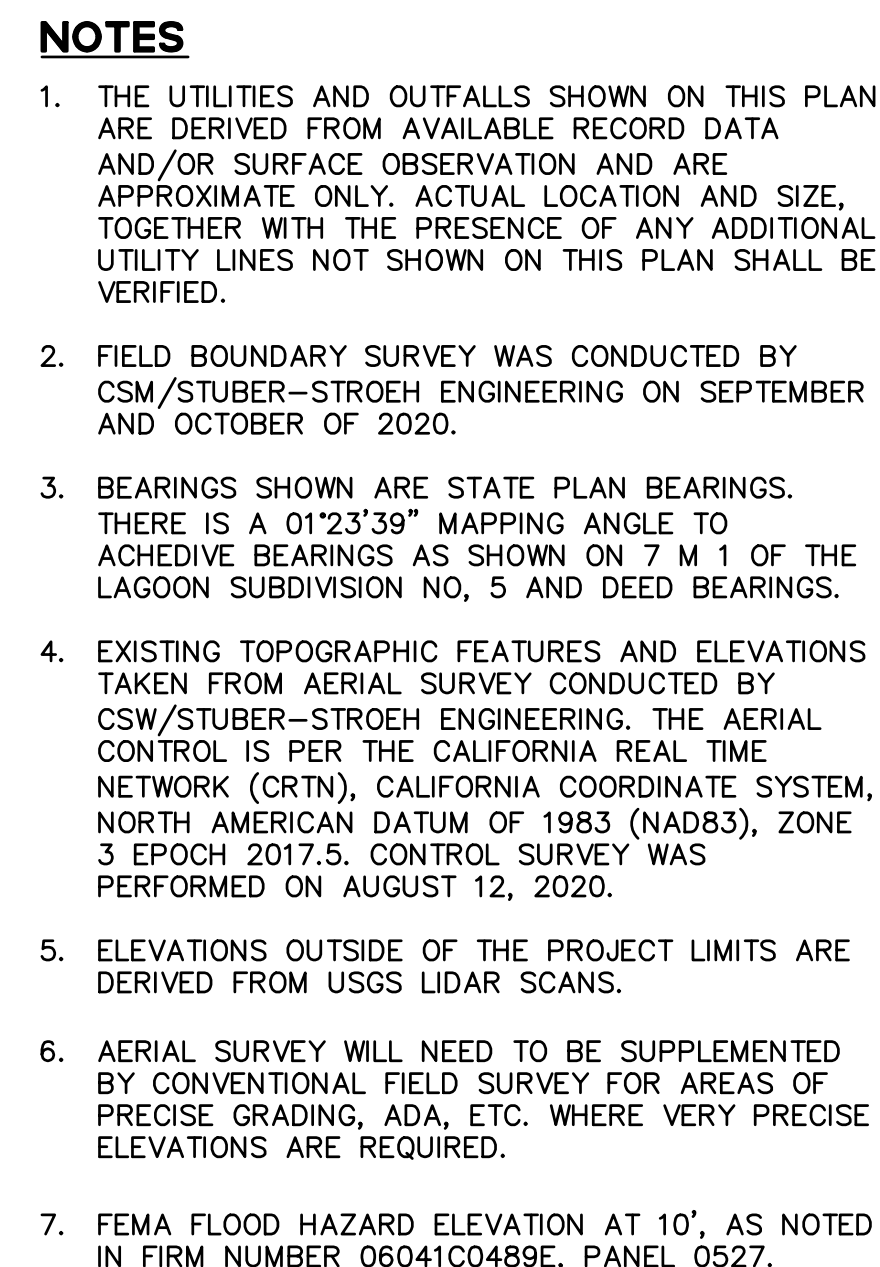
ABBREVIATIONS

BLDG	BUILDING
BFE	BASE FLOOD ELEVATION
BW	BACKWATER VALVE
CO	CLEAN OUT
DW	DOMESTIC WATER
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FS	FINISHED SURFACE
FL	FLOW LINE
GF	GARAGE FLOOR
MA	MATCH
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
PL	PROPERTY LINE
PR	PROPOSED
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TSD	TREATED STORM DRAIN
R/W	RIGHT OF WAY
USD	UNTREATED STORM DRAIN
W	WATER
WM	WATER METER

- NOTES**
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 - FEMA FLOOD HAZARD ELEVATION AT 10', AS NOTED IN FIRM NUMBER 06041C0489E, PANEL 0527.

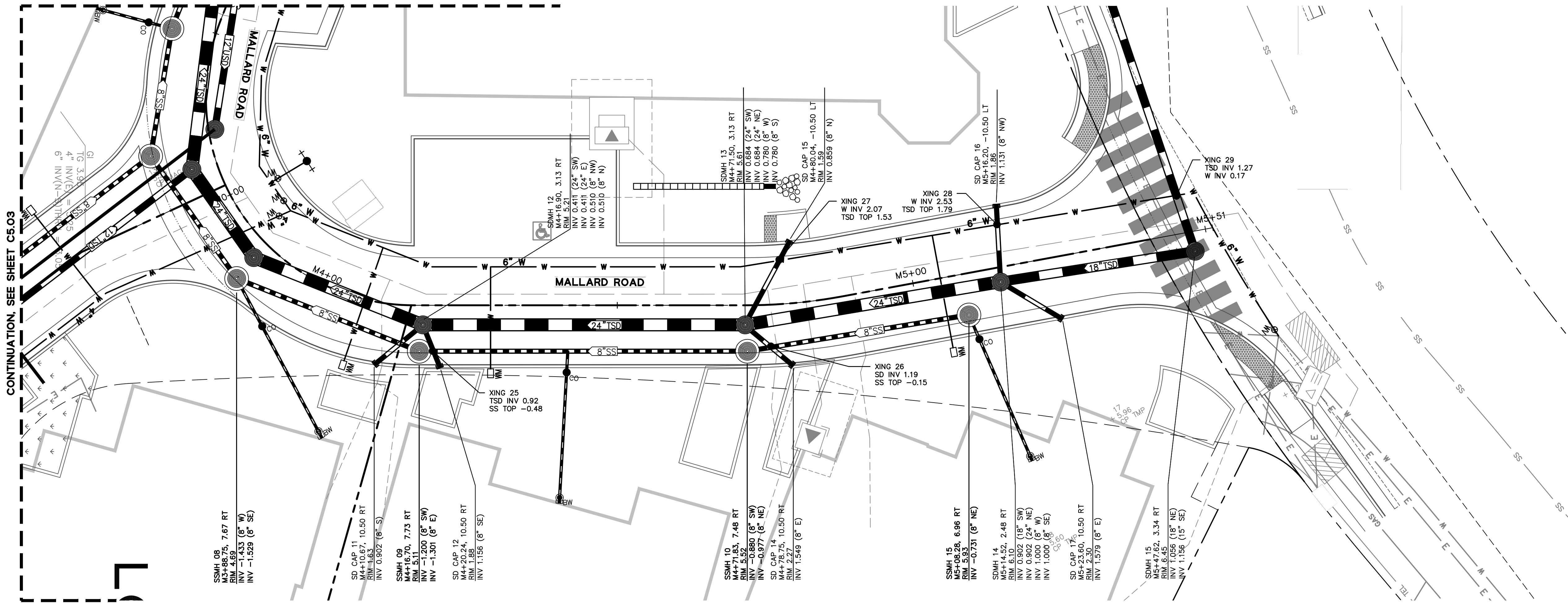


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MALLARD POINTE APN 060-072-18/APN 060-072-27/APN 060-072-28 17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920	
UTILITY PLAN AND PROFILE	
Date: 2024-10-17	No.
Scale: AS SHOWN	
Design: DESN	
Drawn: DRWN	
Approved: APRV	
Drawing Number: C5.01 13 OF 32	

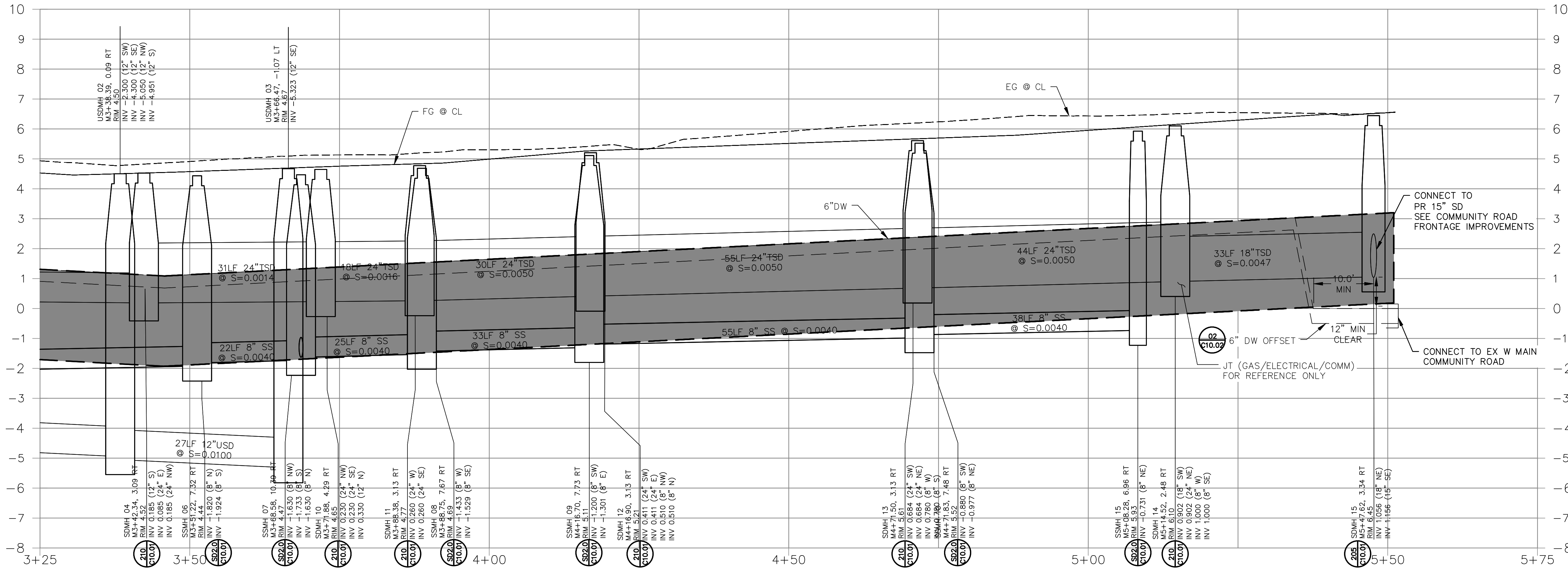


Date: 2024-10-17	No.	Revisions
Scale: AS SHOWN		
Design: DESN		
Drawn: DRWN		
Approved: APRV		
Job No: C020201331		

CONTINUATION, SEE SHEET C5.03



PLAN - MALLARD ROAD
STATION M3+25 TO M5+75



PROFILE - MALLARD ROAD
STATION M3+25 TO M5+75
SCALE: 1"=10' HORIZ.
1"=2' VERT.

LEGEND

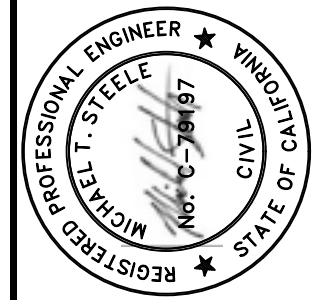
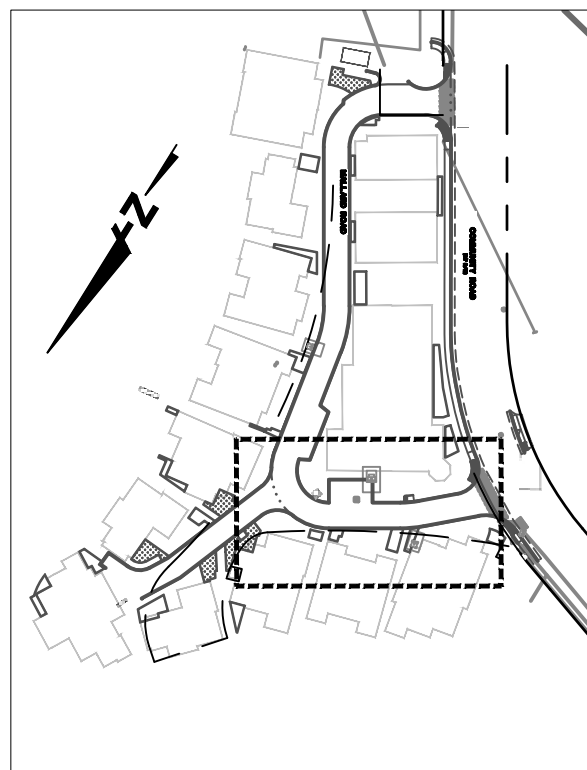
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---	ROAD CENTERLINE
---	EXISTING EASEMENT
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
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→	DIRECTION OF GRAVITY FLOW
□	STORM DRAIN INLET
□	STORM DRAIN OVERFLOW
●	STORM DRAIN MANHOLE
●	SANITARY SEWER MANHOLE
⊗	GATE VALVES
⊗	WATER METER
⊗	SANITARY SEWER CLEAN OUT
⊗	BACKWATER VALVES
⊗	PIPE CAP
⊗	FIRE HYDRANT

ABBREVIATIONS

BLDG	BUILDING
BFE	BASE FLOOD ELEVATION
BW	BACKWATER VALVE
CO	CLEAN OUT
DW	DOMESTIC WATER
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FS	FINISHED SURFACE
FL	FLOW LINE
GF	GARAGE FLOOR
MA	MATCH
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
PL	PROPERTY LINE
PR	PROPOSED
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TSD	TREATED STORM DRAIN
R/W	RIGHT OF WAY
USD	UNTREATED STORM DRAIN
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WM	WATER METER

NOTES

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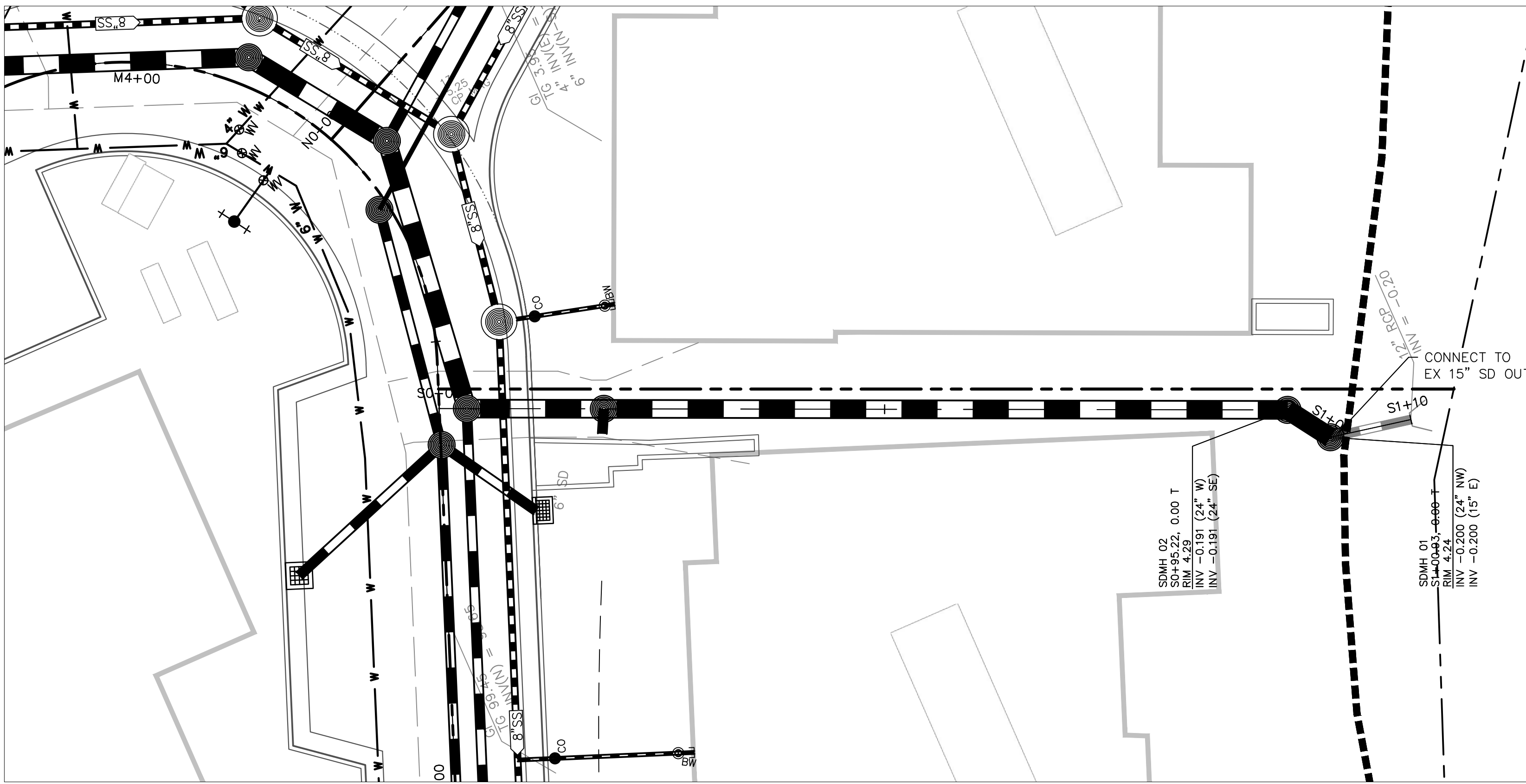
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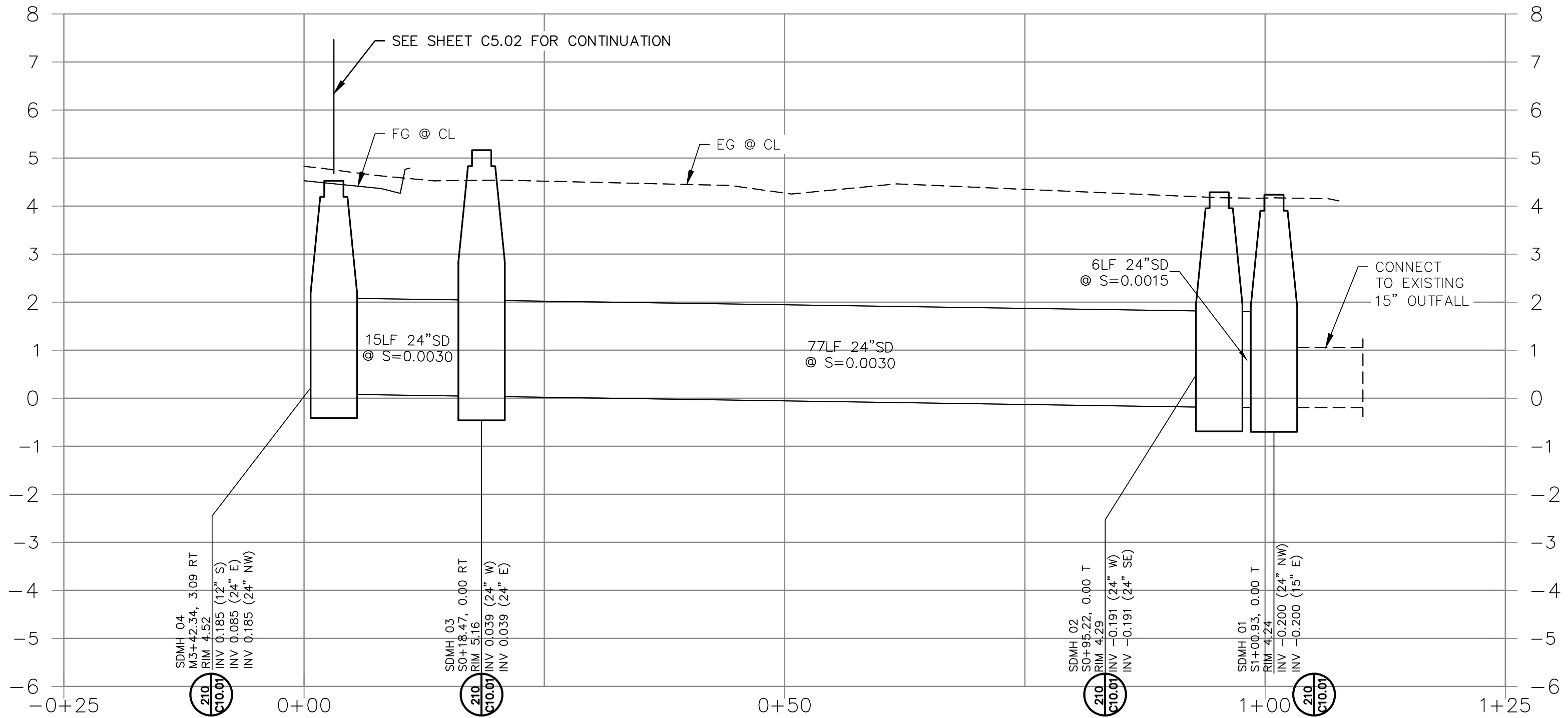
MALLARD POINTE
APN 060-072-18/APN 060-072-27/APN 060-072-28
17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

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Drawing Number:
C5.04
16 OF 32



PLAN - MALLARD ROAD
STATION M-0+25 TO M1+25



PROFILE - MALLARD ROAD
STATION M-0+25 TO M1+25
SCALE: 1"=10' HORIZ.
1"=2' VERT.

LEGEND

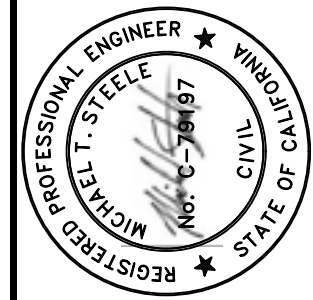
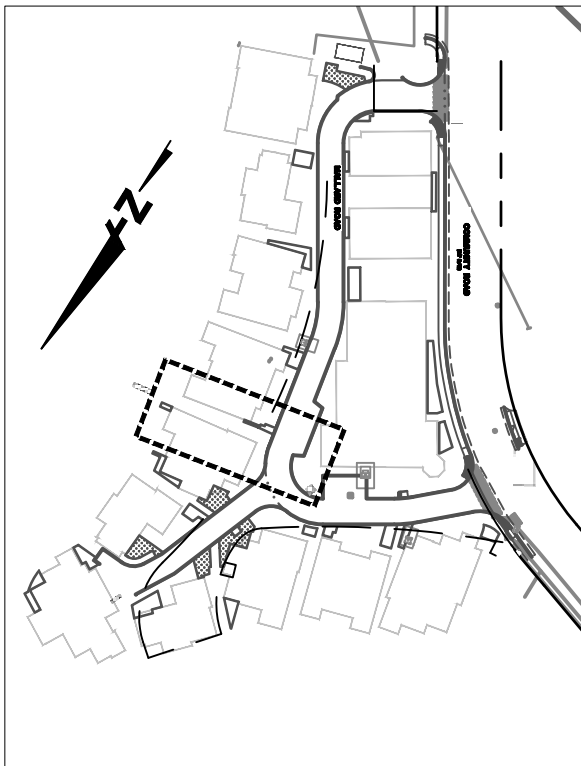
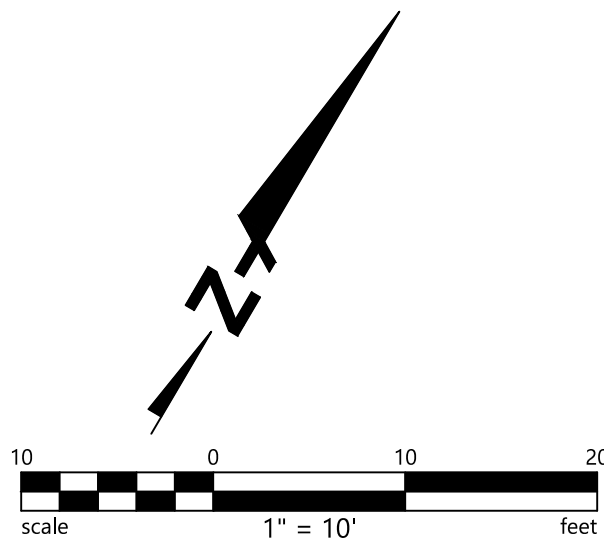
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---	ROAD CENTERLINE
---	EXISTING EASEMENT
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SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
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⊗	SANITARY SEWER CLEAN OUT
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⊗	PIPE CAP
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ABBREVIATIONS

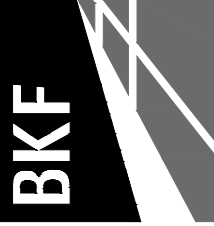
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CO	CLEAN OUT
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FS	FINISHED SURFACE
FL	FLOW LINE
GF	GARAGE FLOOR
MA	MATCH
MAX	MAXIMUM
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17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

UTILITY PLAN AND PROFILE

Revisions	
No.	
Date: 2024-10-17	
Scale: AS SHOWN	
Design: DESN	
Drawn: DRWN	
Approved: APRV	
Job No: C20201331	

Drawing Number:

C5.05

17 OF 32

PRG Oct 17, 2024 at 8:00pm

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LEGEND



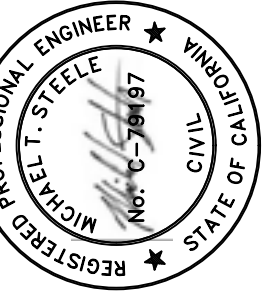
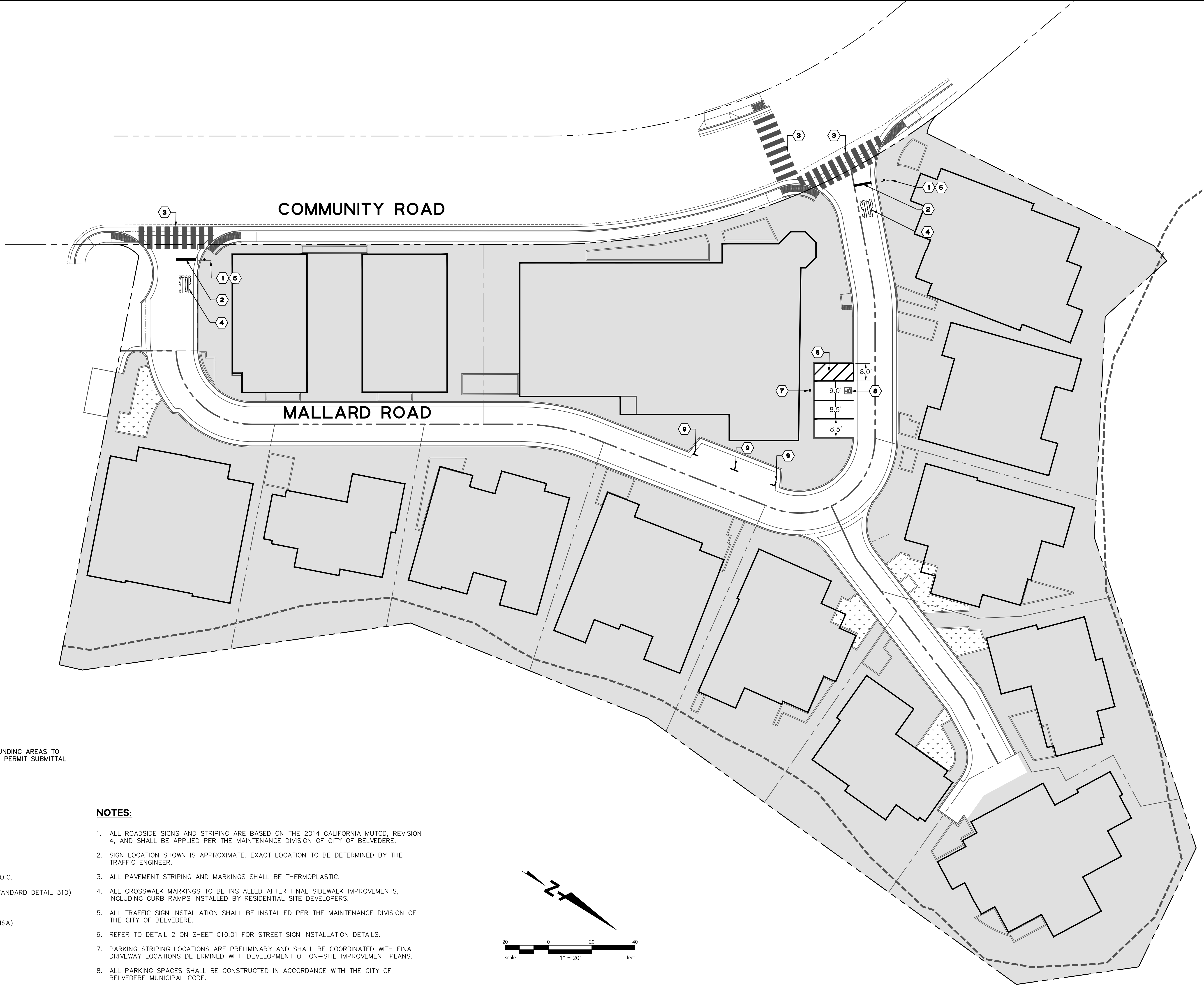
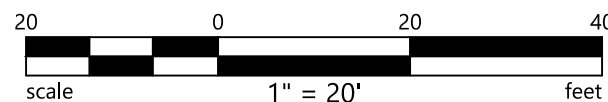
BUILDINGS AND SURROUNDING AREAS TO BE PART OF SEPARATE PERMIT SUBMITTAL

KEYNOTES:

- 1 R1-1 (STOP SIGN)
- 2 STOP BAR (CALTRANS RSP A24G)
- 3 STOP PAVEMENT LEGEND (CALTRANS A24D)
- 4 10' CONTINENTAL CROSSWALK STRIPING, 2' O.C.
- 5 STREET NAME SIGN (CITY OF BELVEDERE STANDARD DETAIL 310)
- 6 4" WHITE STRIPES AT 36" O.C.
- 7 INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)
- 8 ADA SIGN
- 9 PARKING TEE

NOTES:

1. ALL ROADSIDE SIGNS AND STRIPING ARE BASED ON THE 2014 CALIFORNIA MUTCD, REVISION 4, AND SHALL BE APPLIED PER THE MAINTENANCE DIVISION OF CITY OF BELVEDERE.
2. SIGN LOCATION SHOWN IS APPROXIMATE. EXACT LOCATION TO BE DETERMINED BY THE TRAFFIC ENGINEER.
3. ALL PAVEMENT STRIPING AND MARKINGS SHALL BE THERMOPLASTIC.
4. ALL CROSSWALK MARKINGS TO BE INSTALLED AFTER FINAL SIDEWALK IMPROVEMENTS, INCLUDING CURB RAMPS INSTALLED BY RESIDENTIAL SITE DEVELOPERS.
5. ALL TRAFFIC SIGN INSTALLATION SHALL BE INSTALLED PER THE MAINTENANCE DIVISION OF THE CITY OF BELVEDERE.
6. REFER TO DETAIL 2 ON SHEET C10.01 FOR STREET SIGN INSTALLATION DETAILS.
7. PARKING STRIPING LOCATIONS ARE PRELIMINARY AND SHALL BE COORDINATED WITH FINAL DRIVEWAY LOCATIONS DETERMINED WITH DEVELOPMENT OF ON-SITE IMPROVEMENT PLANS.
8. ALL PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BELVEDERE MUNICIPAL CODE.



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17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

SIGNAGE AND STRIPING PLAN

Revisions

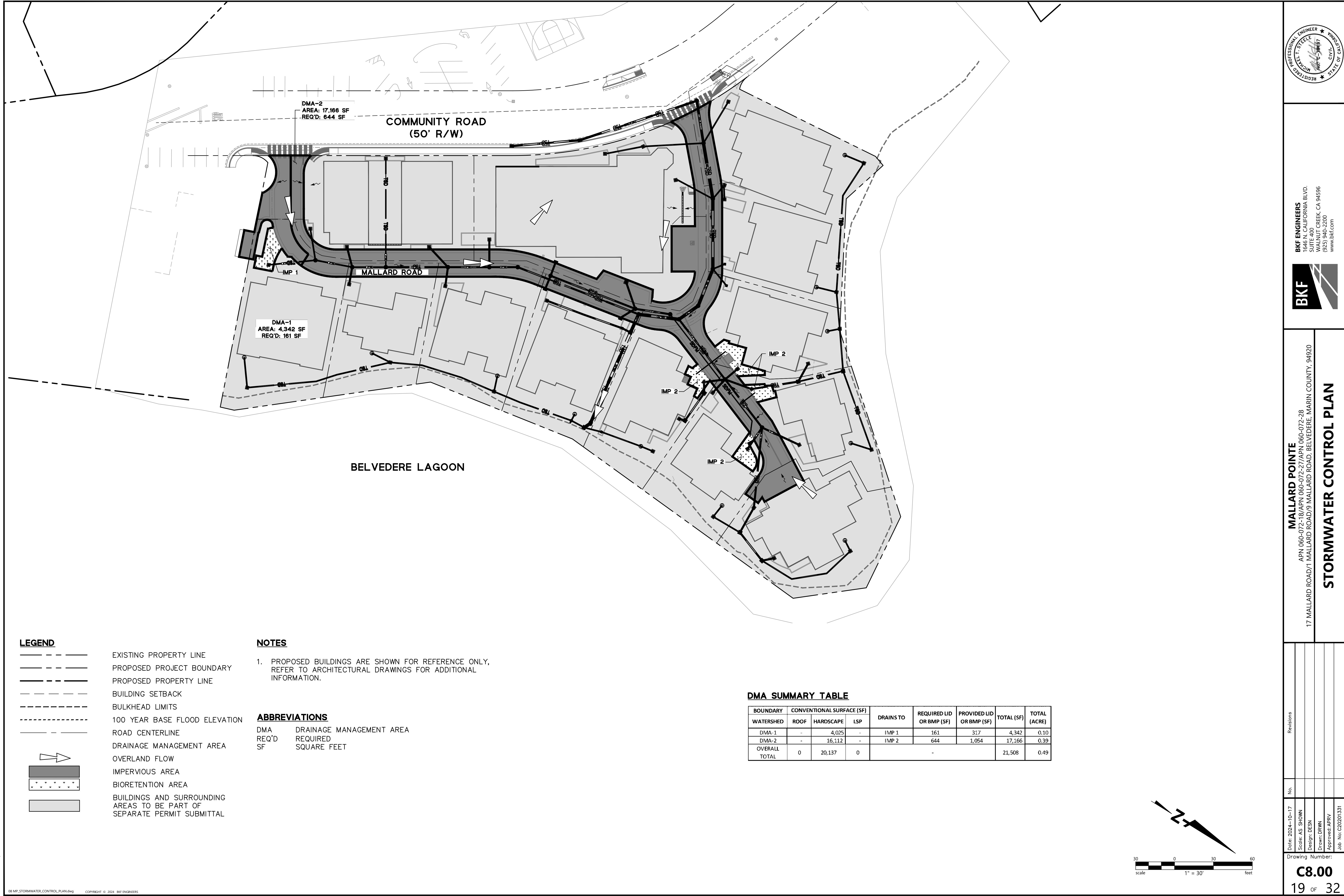
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Date: 2024-10-17
Scale: AS SHOWN
Design: DESN
Drawn: DRWN
Approved: APRV
Job No: C20201331

Drawing Number:

C7.00

18 OF 32



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- BULKHEAD LIMITS
- 100 YEAR BASE FLOOD ELEVATION
- ROAD CENTERLINE
- DRAINAGE MANAGEMENT AREA
- OVERLAND FLOW
- IMPERVIOUS AREA
- BIORETENTION AREA
- BUILDINGS AND SURROUNDING AREAS TO BE PART OF SEPARATE PERMIT SUBMITTAL

NOTES

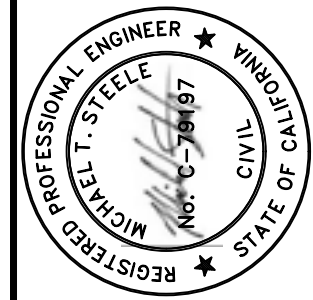
- PROPOSED BUILDINGS ARE SHOWN FOR REFERENCE ONLY, REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

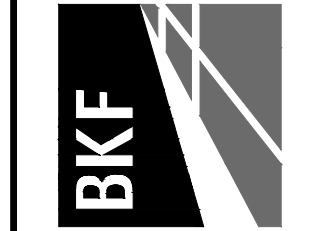
- DMA DRAINAGE MANAGEMENT AREA
- REQ'D REQUIRED
- SF SQUARE FEET

DMA SUMMARY TABLE

BOUNDARY	CONVENTIONAL SURFACE (SF)			DRAINS TO	REQUIRED LID OR BMP (SF)	PROVIDED LID OR BMP (SF)	TOTAL (SF)	TOTAL (ACRE)
WATERSHED	ROOF	HARDSCAPE	LSP					
DMA-1	-	4,025	-	IMP 1	161	317	4,342	0.10
DMA-2	-	16,112	-	IMP 2	644	1,054	17,166	0.39
OVERALL TOTAL	0	20,137	0		-		21,508	0.49



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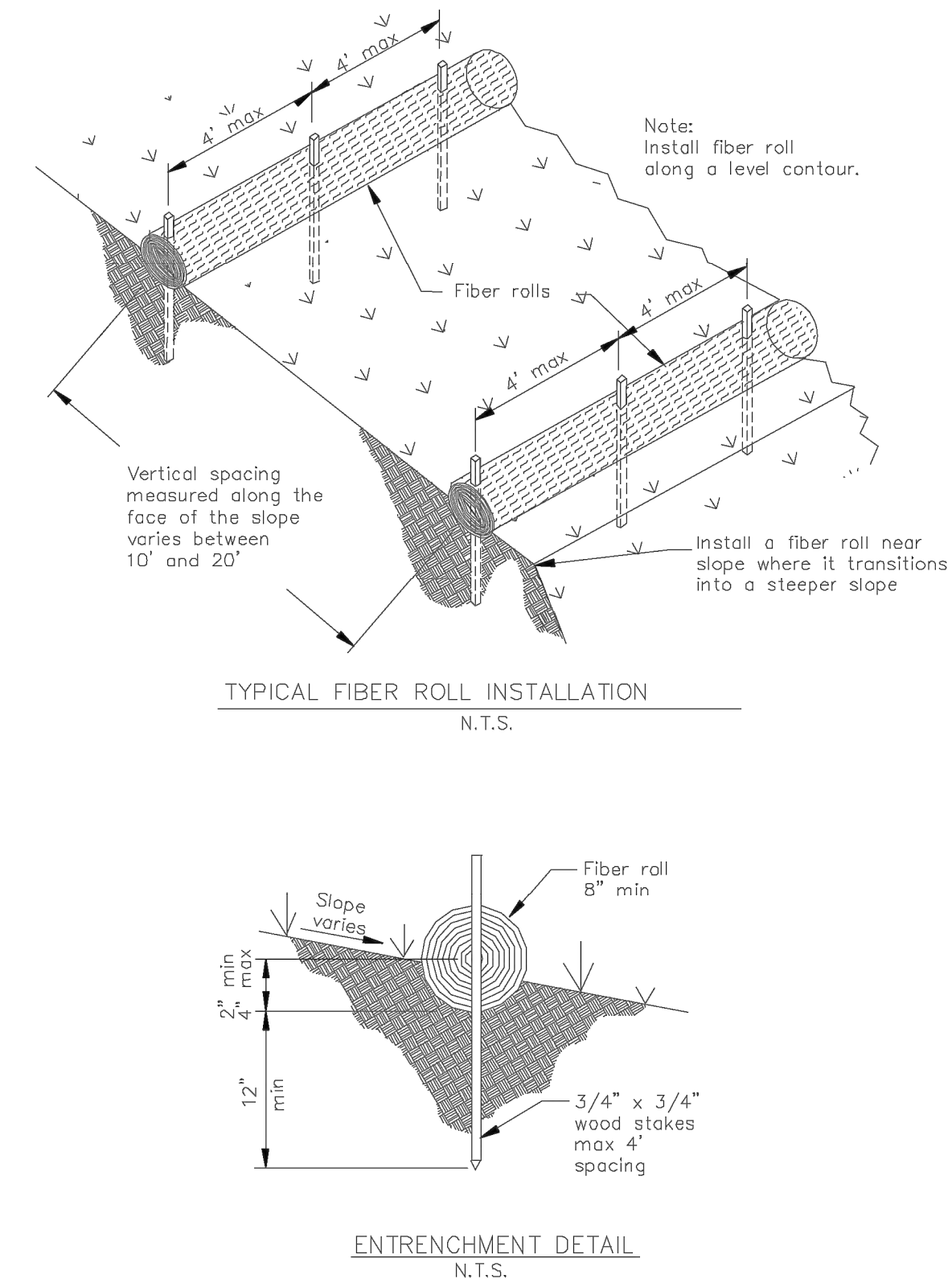
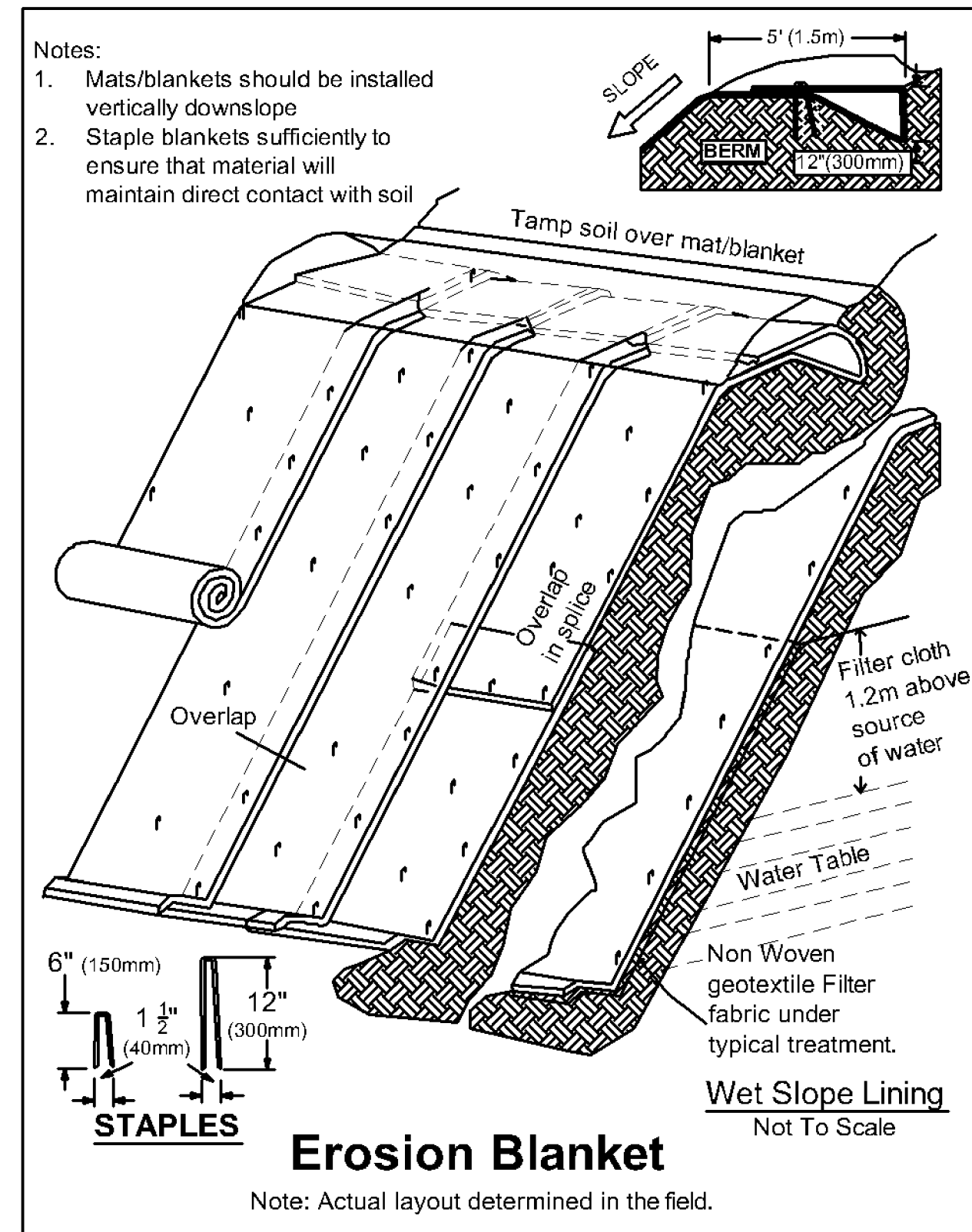
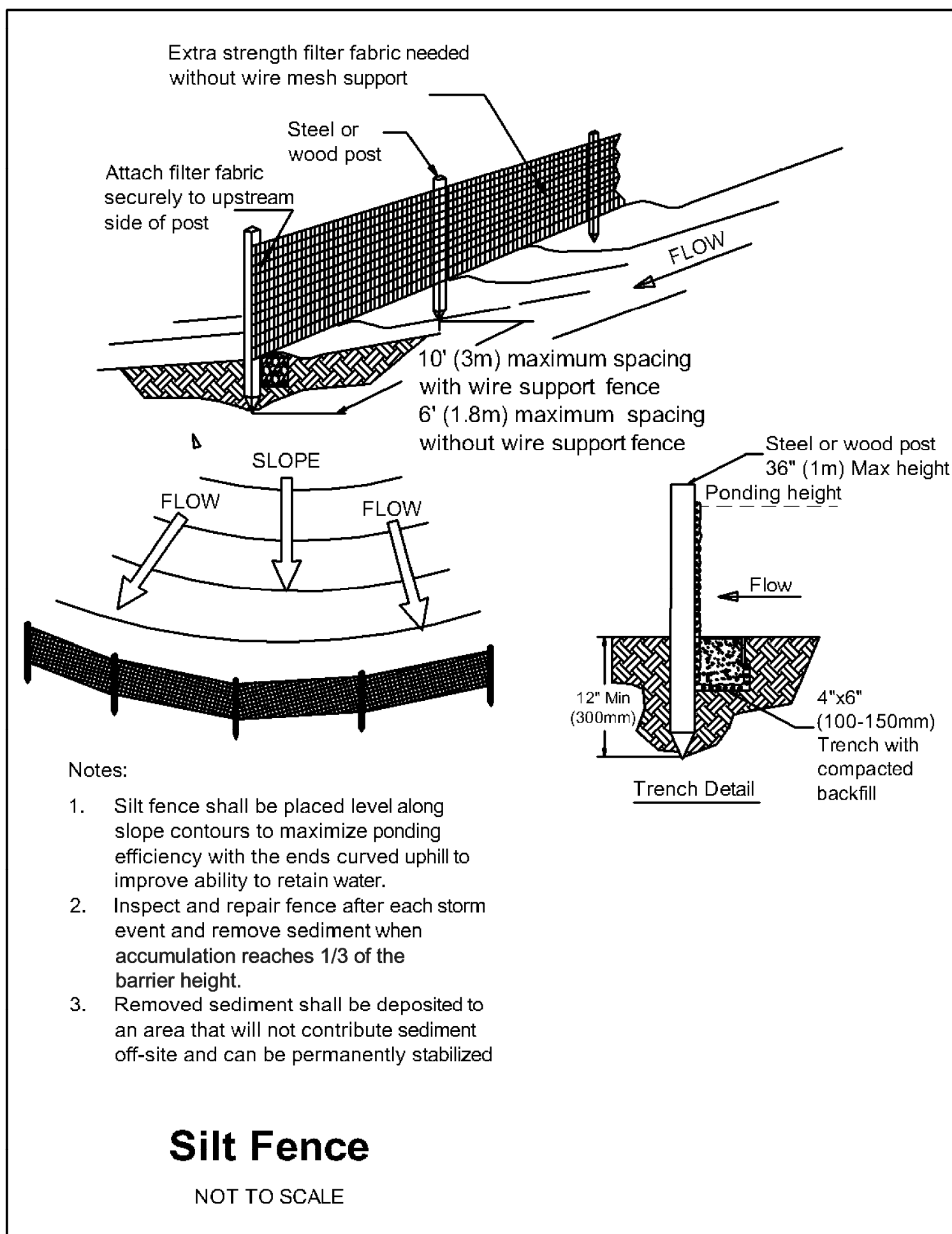
MALLARD POINTE
APN 060-072-18/APN 060-072-27/APN 060-072-28
17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

STORMWATER CONTROL PLAN

Revisions		No.	Date: 2024-10-17
			Scale: AS SHOWN
			Design: DESN
			Drawn: DRWN
			Approved: APRV
			Job No: C20201331

Drawing Number:

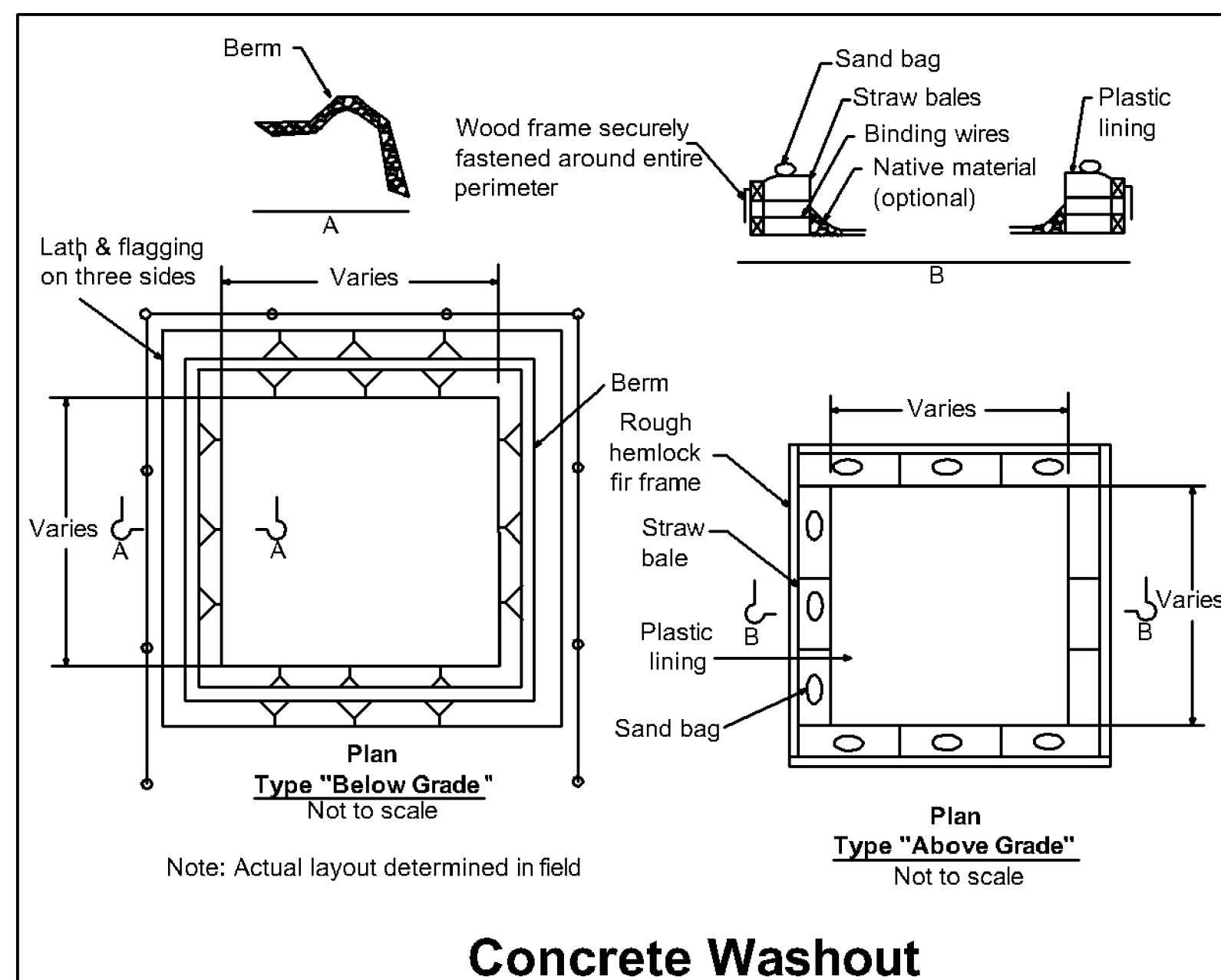
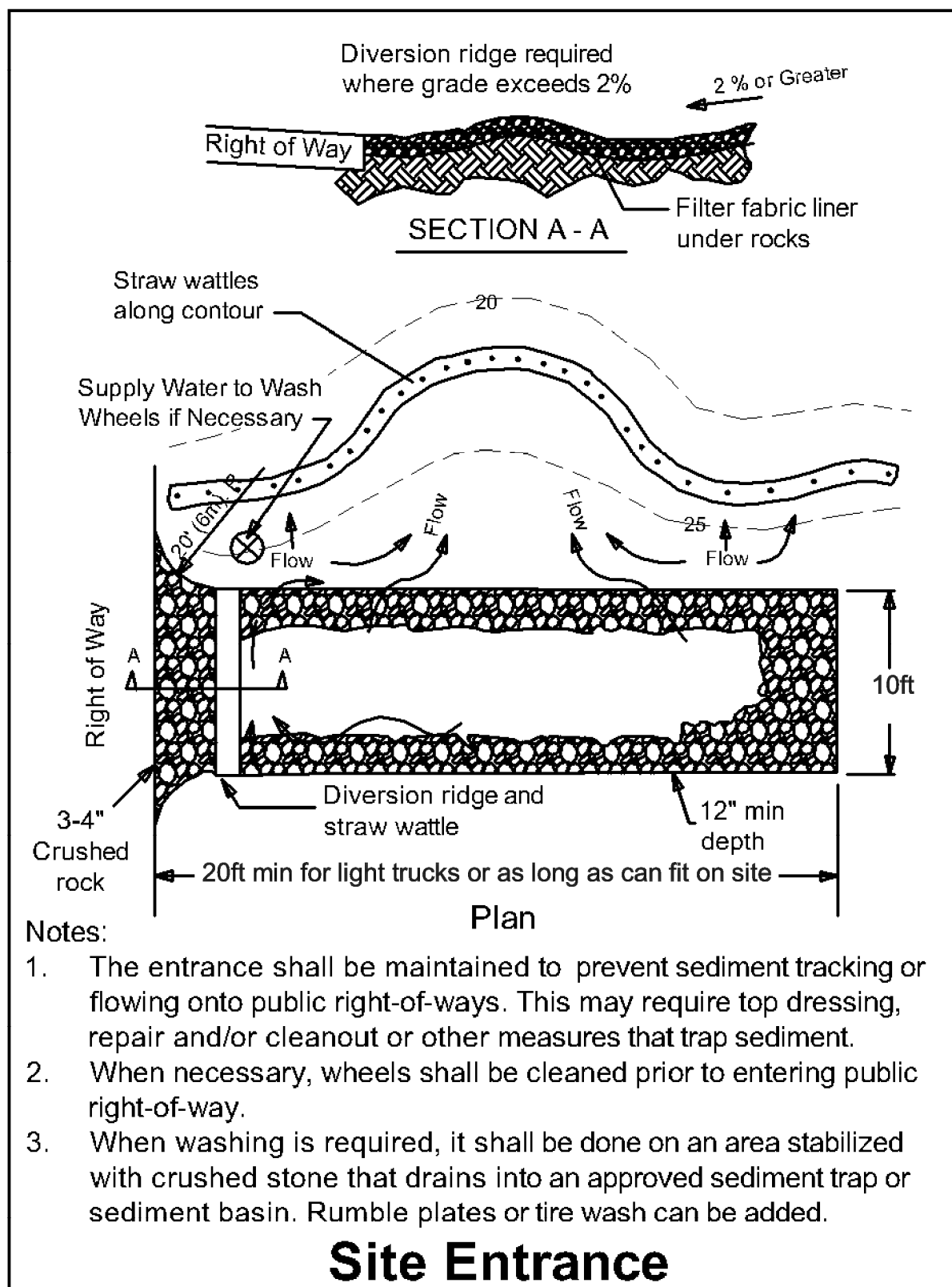
C8.00
19 OF 32



1 **SILT FENCE**
NTS

2 EROSION BLANKET

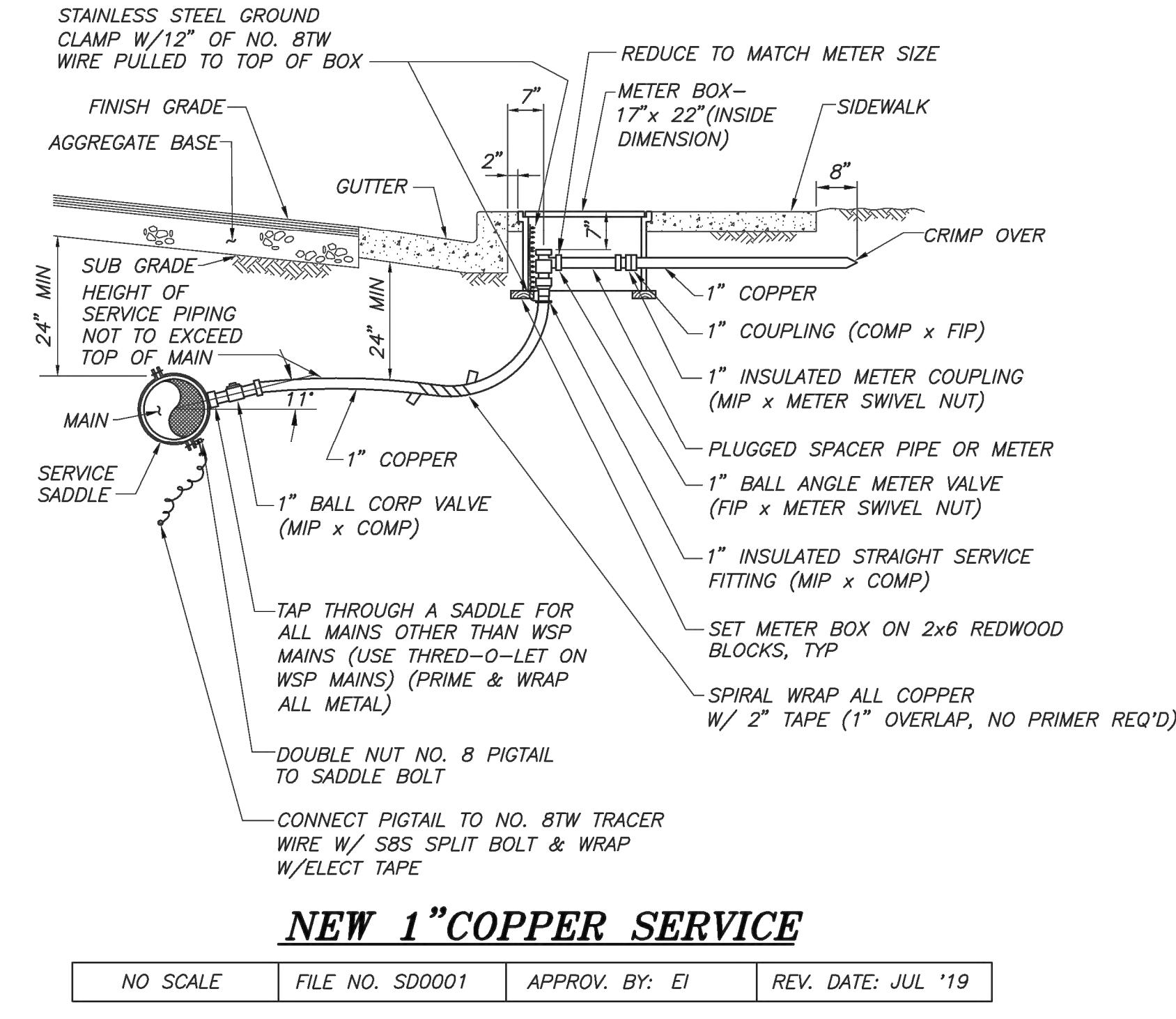
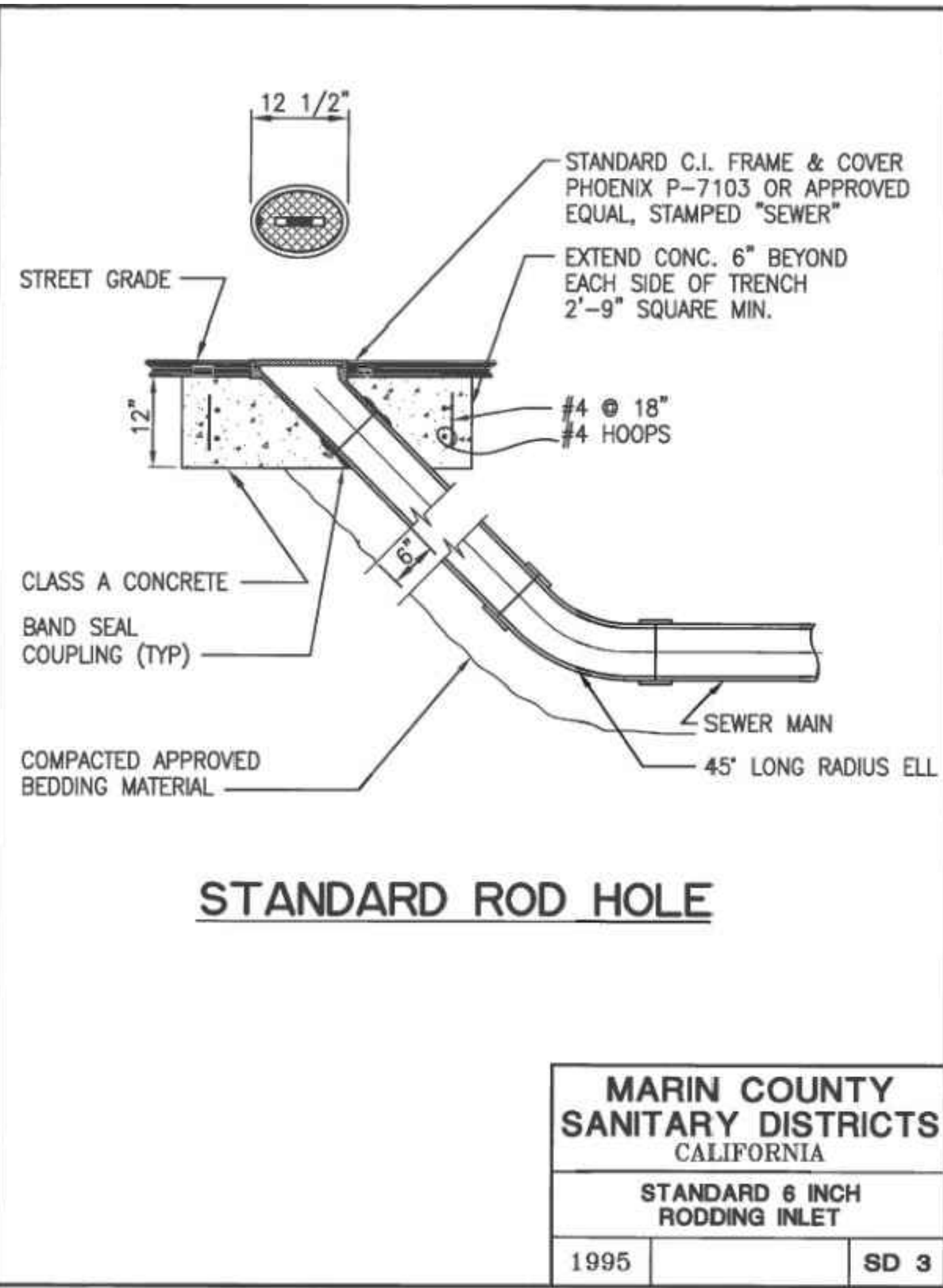
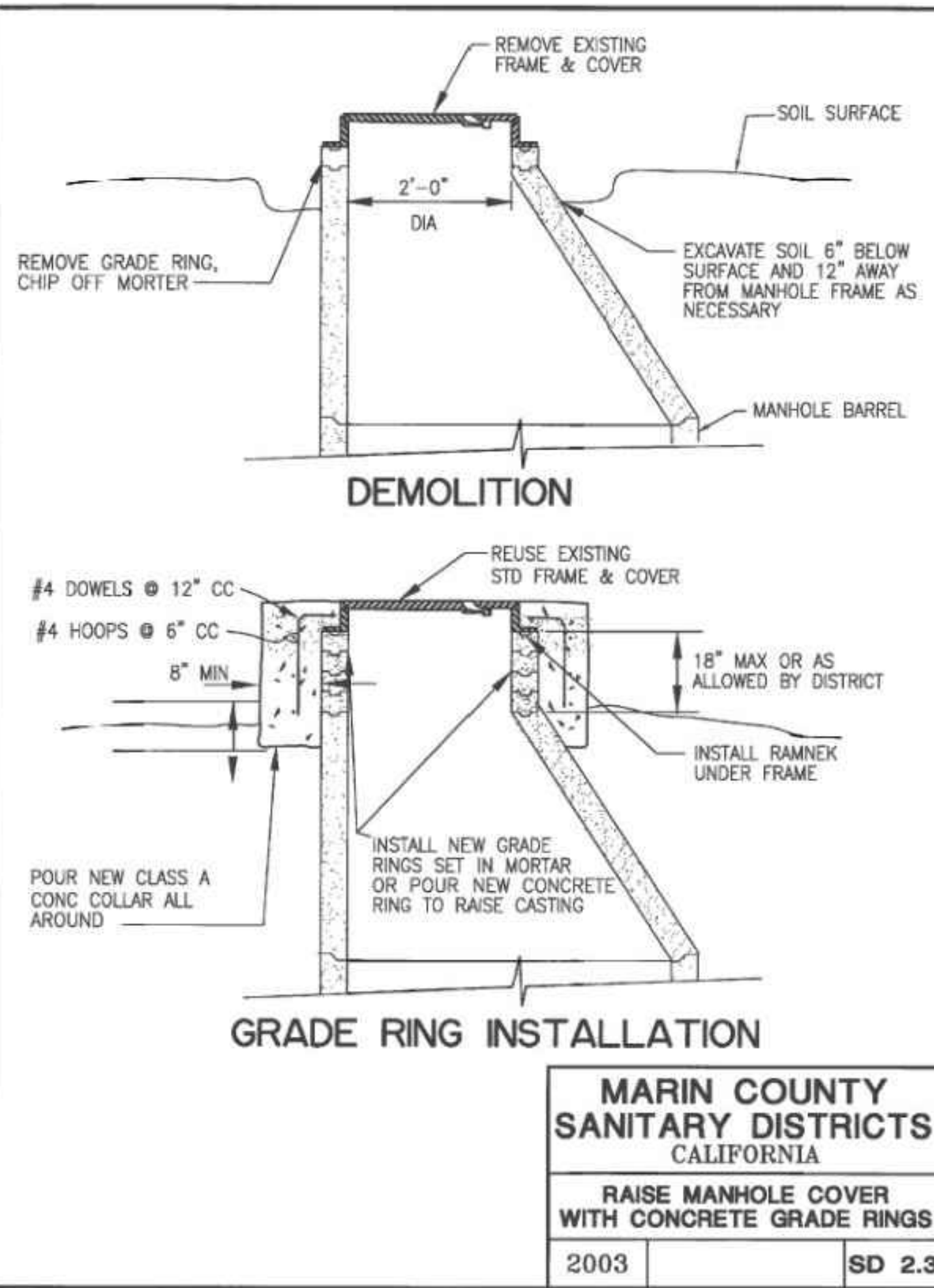
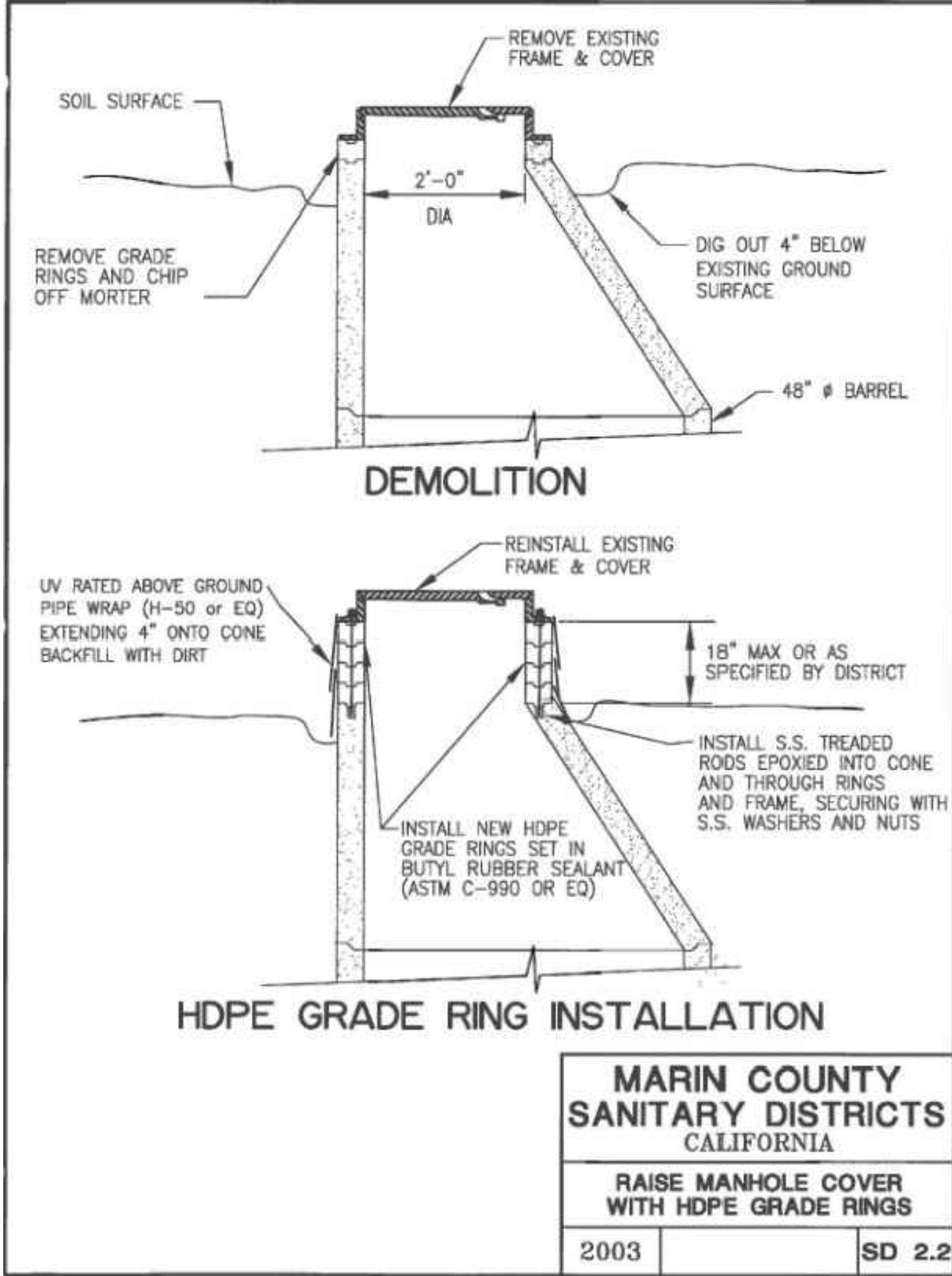
3 FIBER ROLL



4 SITE ENTRANCE

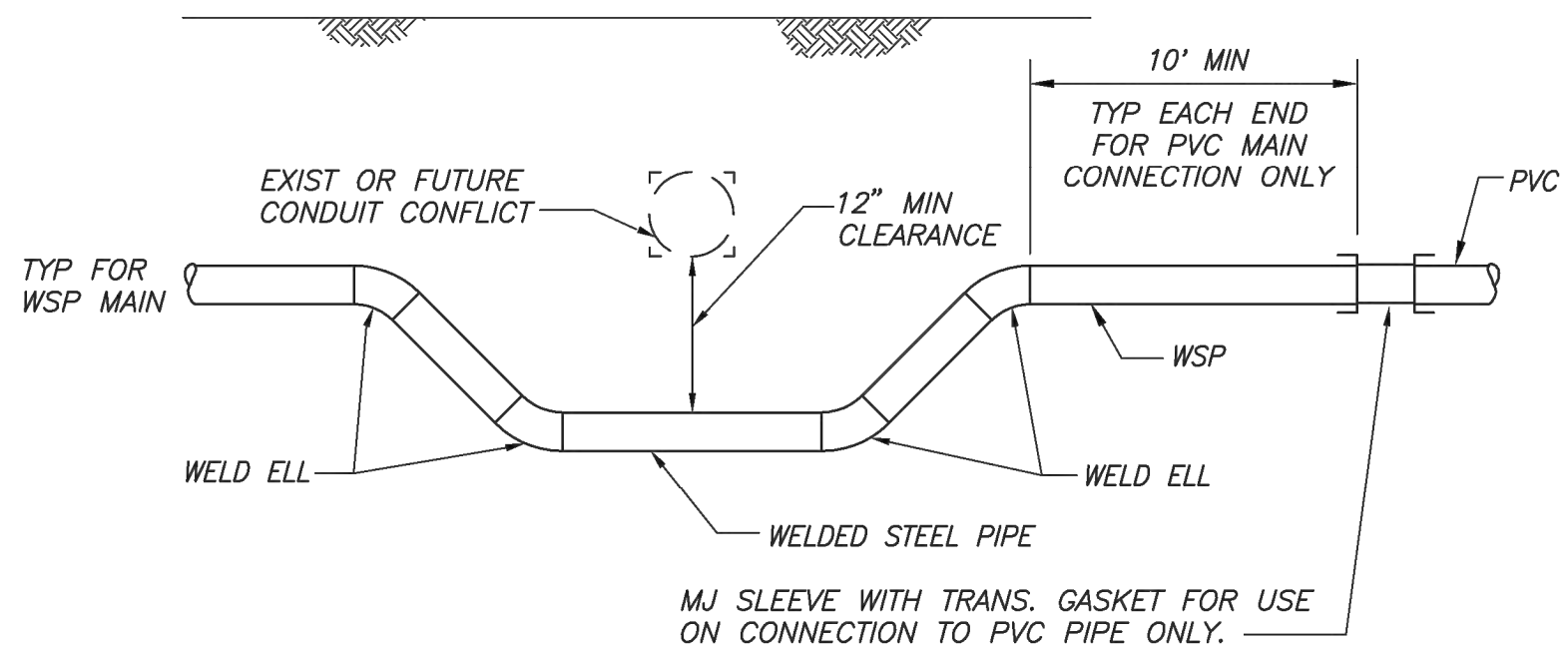
5 CONCRETE WASHOUT

6 INLET PROTECTION



NOTES:

1. AN OFFSET IS REQUIRED WHEN CROSSING A UTILITY WILL RESULT IN THE WATER LINE HAVING A COVER GREATER THAN 5'-0".
2. PRIME AND WRAP ALL BARE METAL.

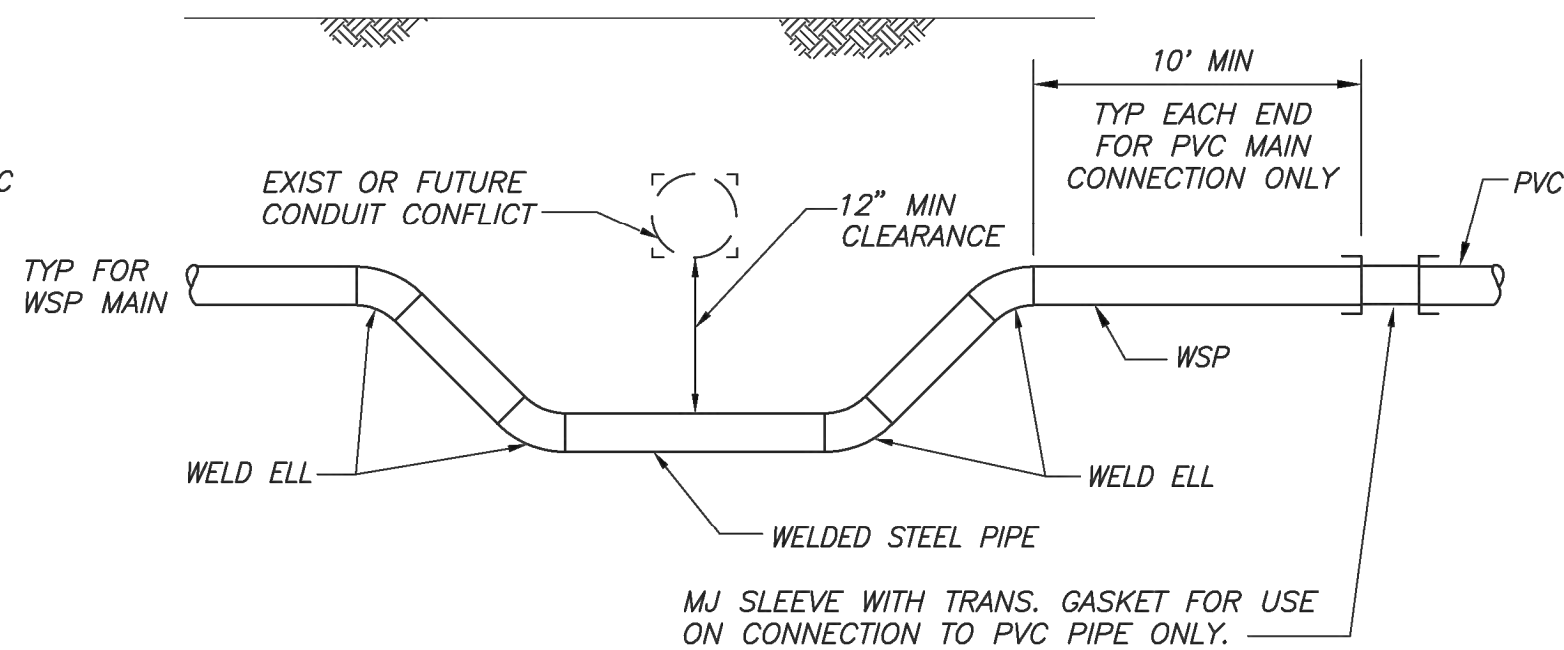


OFFSET

NO SCALE	FILE NO. SD0002	APPROV. BY: JM	REV. DATE: MAY '08
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NOTES:

1. AN OFFSET IS REQUIRED WHEN CROSSING A UTILITY WILL RESULT IN THE WATER LINE HAVING A COVER GREATER THAN 5'-0".
2. PRIME AND WRAP ALL BARE METAL.

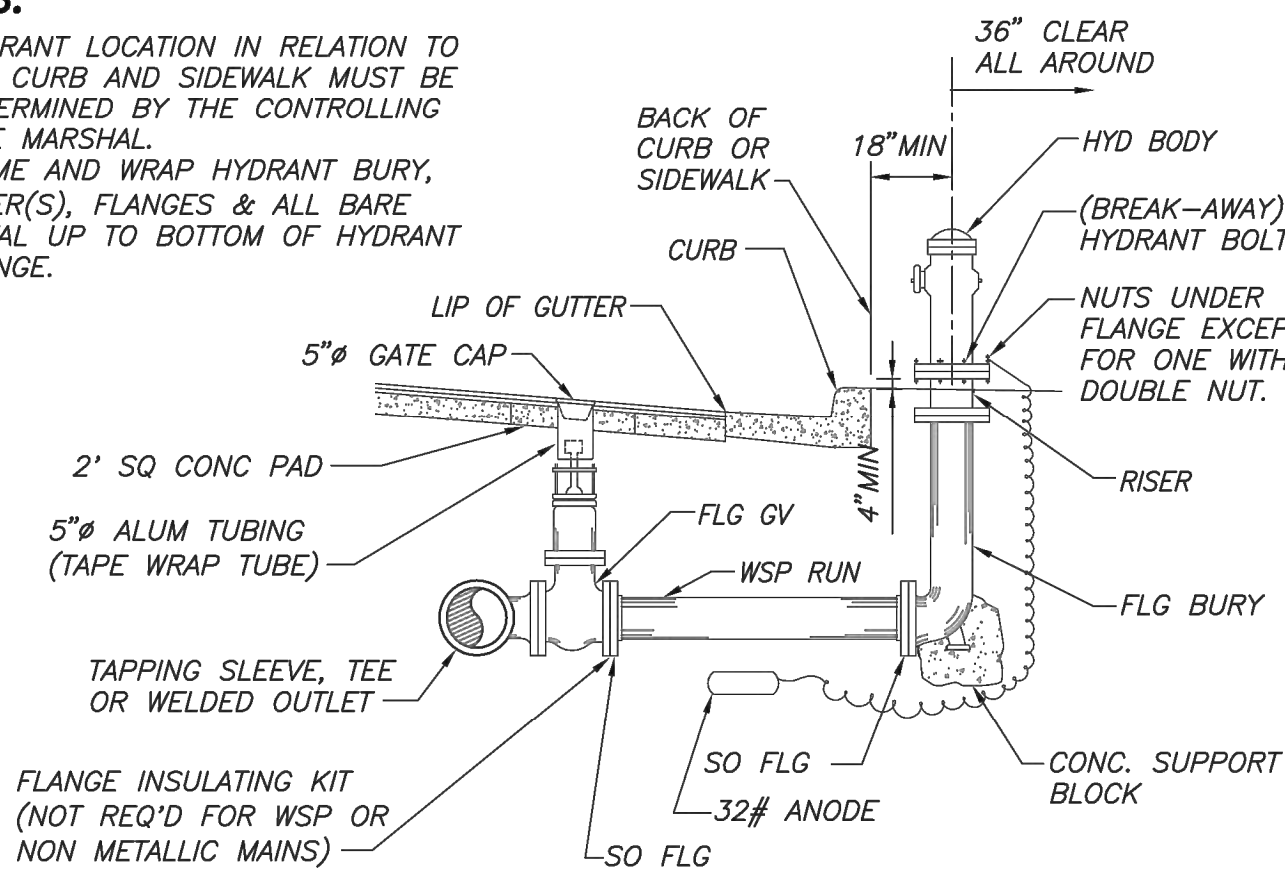


OFFSET

NO SCALE	FILE NO. SD0002	APPROV. BY: JM	REV. DATE: MAY '08
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NOTES:

1. HYDRANT LOCATION IN RELATION TO THE CURB AND SIDEWALK MUST BE DETERMINED BY THE CONTROLLING FIRE MARSHAL.
2. PRIME AND WRAP HYDRANT BURY, RISER(S), FLANGES & ALL BARE METAL UP TO BOTTOM OF HYDRANT FLANGE.



HYDRANT

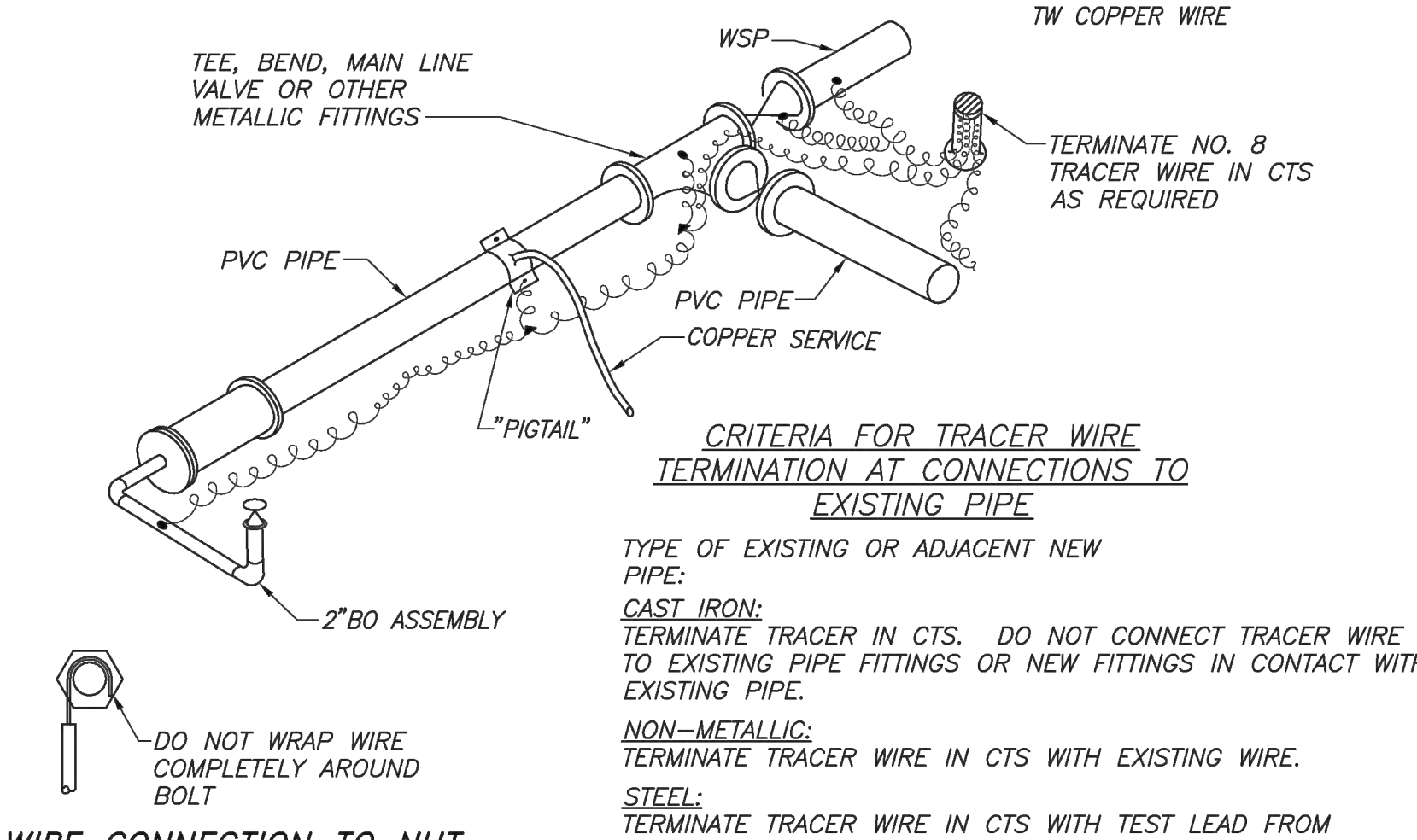
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NOTES:

1. RUN NO. 8 COPPER TRACER WIRE BENEATH PIPE CONTINUOUSLY. AT EACH METALLIC FITTING, STRIP THE INSULATION OFF THE CONTINUOUS WIRE AND CONNECT NO. 8 "PIGTAIL" AS SHOWN.
2. WRAP ALL BARE WIRE WITH 6 MIL 3/4" PVC TAPE.
3. USE S-421 COPPER SLEEVE WHEN CADWELDING NO. 8 WIRE.
4. PRIME & WRAP ALL BARE PIPE, SERVICES AND FITTINGS.
5. ALL WIRE CONNECTIONS SHALL BE INSPECTED BEFORE WRAPPING.

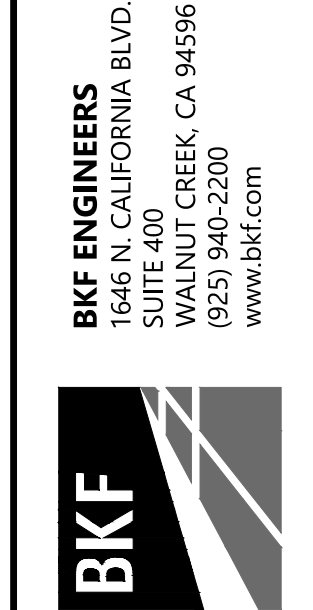
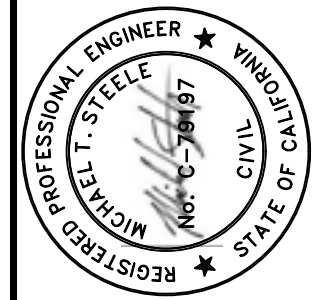
LEGEND

- CADWELD
- ▲ SPLIT BOLT FOR NO. 8 TW COPPER WIRE



PIPELINE TRACER WIRE INSTALLATION

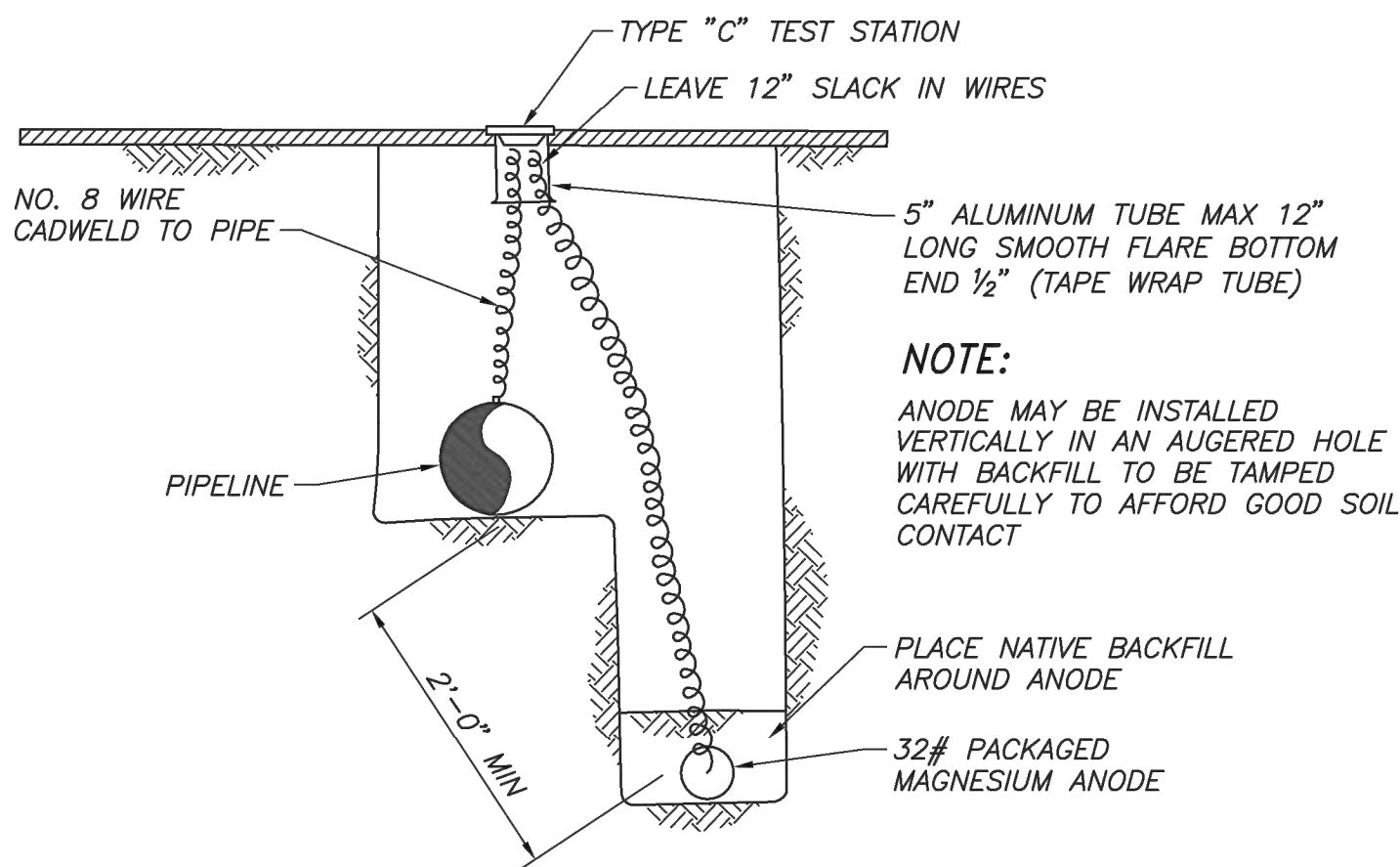
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MALLARD POINTE
APN 060-072-18/APN 060-072-27/APN 060-072-28
17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

No.	Revisions
10-17	Date: 2024-10-17
AS SHOWN	Scale: AS SHOWN
DESIGN	Design: DESN
DRAWN	Drawn: DRWN
APPROVED	Approved: APRV
Job No: C20201331	

Drawing Number:
C10.02
24 OF 32

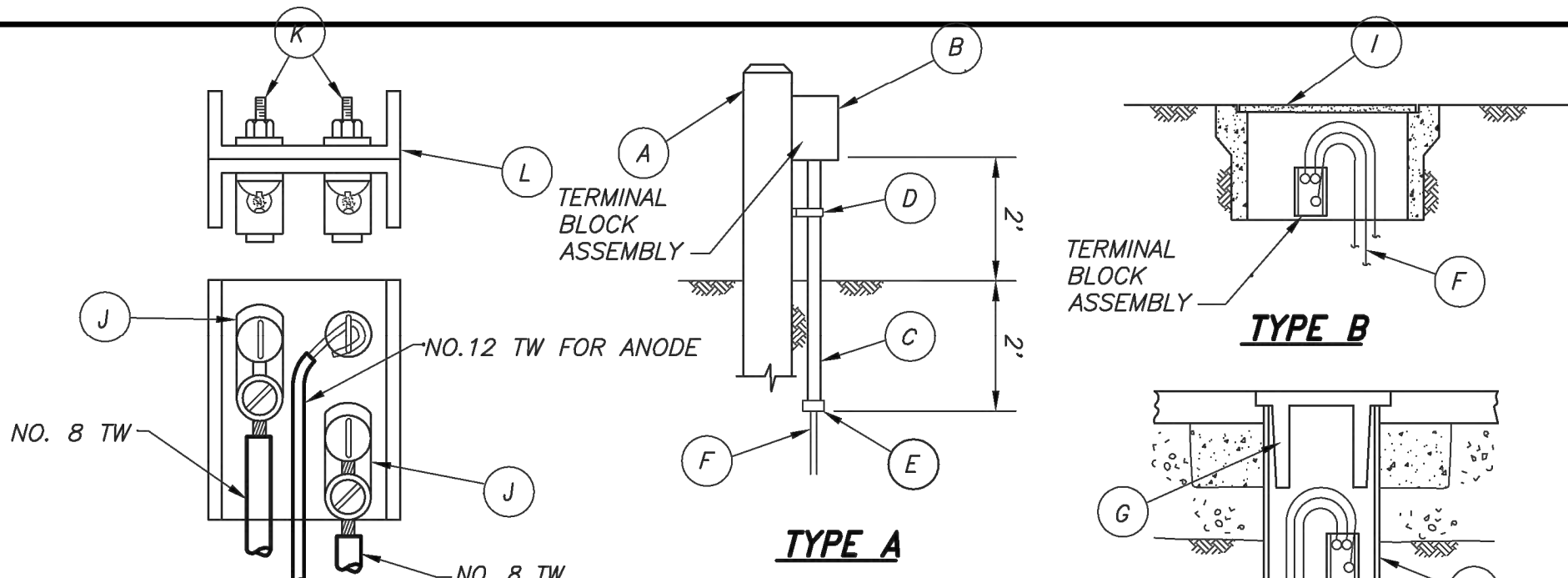


NOTE:
ANODE MAY BE INSTALLED VERTICALLY IN AN AUGERED HOLE WITH BACKFILL TO BE TAMPED CAREFULLY TO AFFORD GOOD SOIL CONTACT

PLACE NATIVE BACKFILL AROUND ANODE

TEST STATION WITH MAGNESIUM ANODE

NO SCALE	FILE NO. SD0009	APPROV. BY: RKT	REV. DATE: 5-12-95
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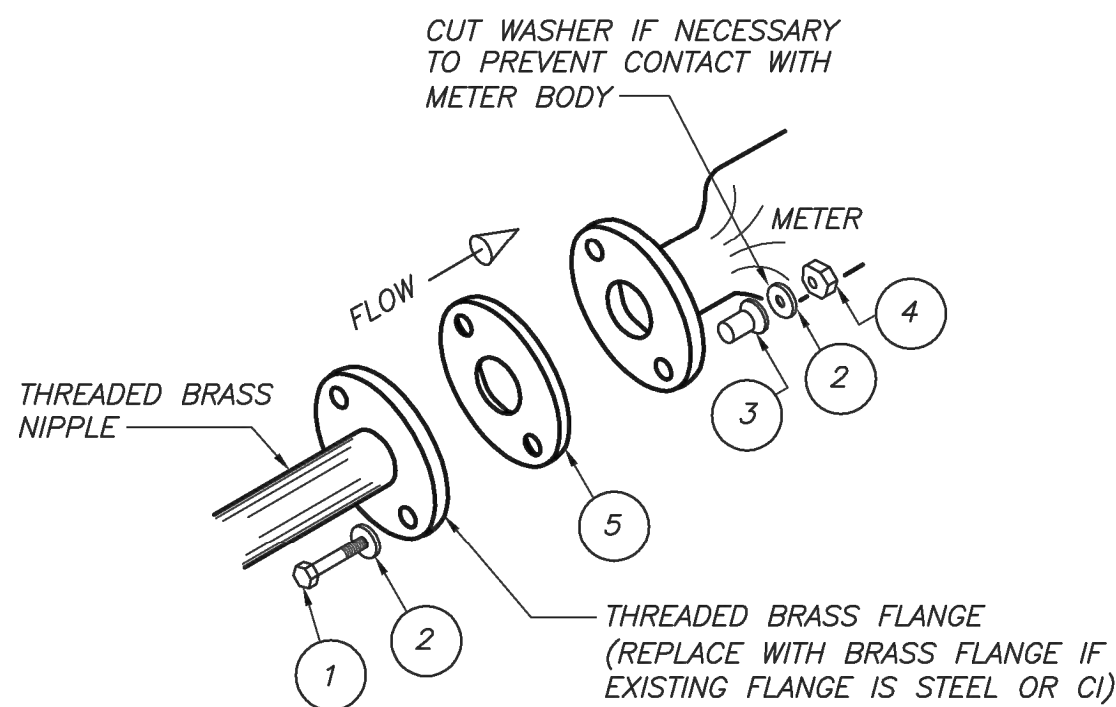
TERMINAL BLOCK ASSEMBLY

ITEM	MATERIAL LIST
	DESCRIPTION
A	4"x4" MARKER POST
B	1 1/4" CONDUIT, TYPE E, W/BLANK COVER
C	1 1/4" CONDUIT, RIGID IRON GALV. W/BUSHING
D	1 1/4" CONDUIT STRAP
E	BUSHING
F	TW STRANDED WIRE-NO. 8 OR NO. 12
G	COVER (8" OR 5" CTS)
H	ALUMINUM TUBING 5" DIA.
I	3/4" METER BOX W/COVER
J	LUG, 50A
K	NO 12X3/4" R.H. BRASS MACH. SCR. W/ NUT
L	1 5/8" SQ PHENOLIC TUBING

- NOTES:
1. LEAVE SLACK IN TEST LEADS ADJACENT TO PIPE TO PREVENT DAMAGE BY BACKFILLING. LEAVE 12" OF SLACK IN TEST LEADS AT TEST STATIONS FOR TEST PURPOSES. HORIZ. RUNS ARE TO HAVE 30" MIN. COVER TO TEST STATION. TEST LEADS MAY BE RUN IN PIPE DITCH.
 2. COLOR CODE TEST LEADS AT TEST STATION, WHEN INDICATED.
 3. AFTER ELECTRICAL TEST OF INSULATING ADAPTORS, ALL PARTS OF VALVES, FLANGED INSULATING ASSEMBLIES, BONDS AND TEST LEADS, AND ALL OTHER BARE METAL & PIPE, SHALL BE PRIMED AND WRAPPED.
 4. ITEM "B", DRILL HOLE IN BACK WALL AND MOUNT WITH STEEL ROUND". HEAD WOOD SCREW, NO. 10x1
 5. WIRE TERMINATION TO BE MADE BY MMWD CORROSION DEPT.

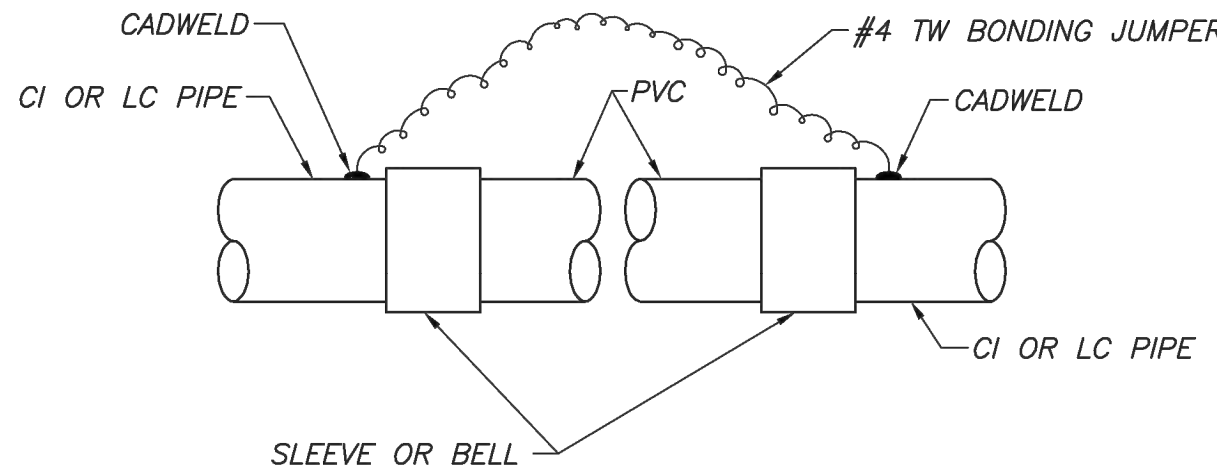
TEST STATION

NO SCALE	FILE NO. SD0010	APPROV. BY: RKT	REV. DATE: 5-12-95
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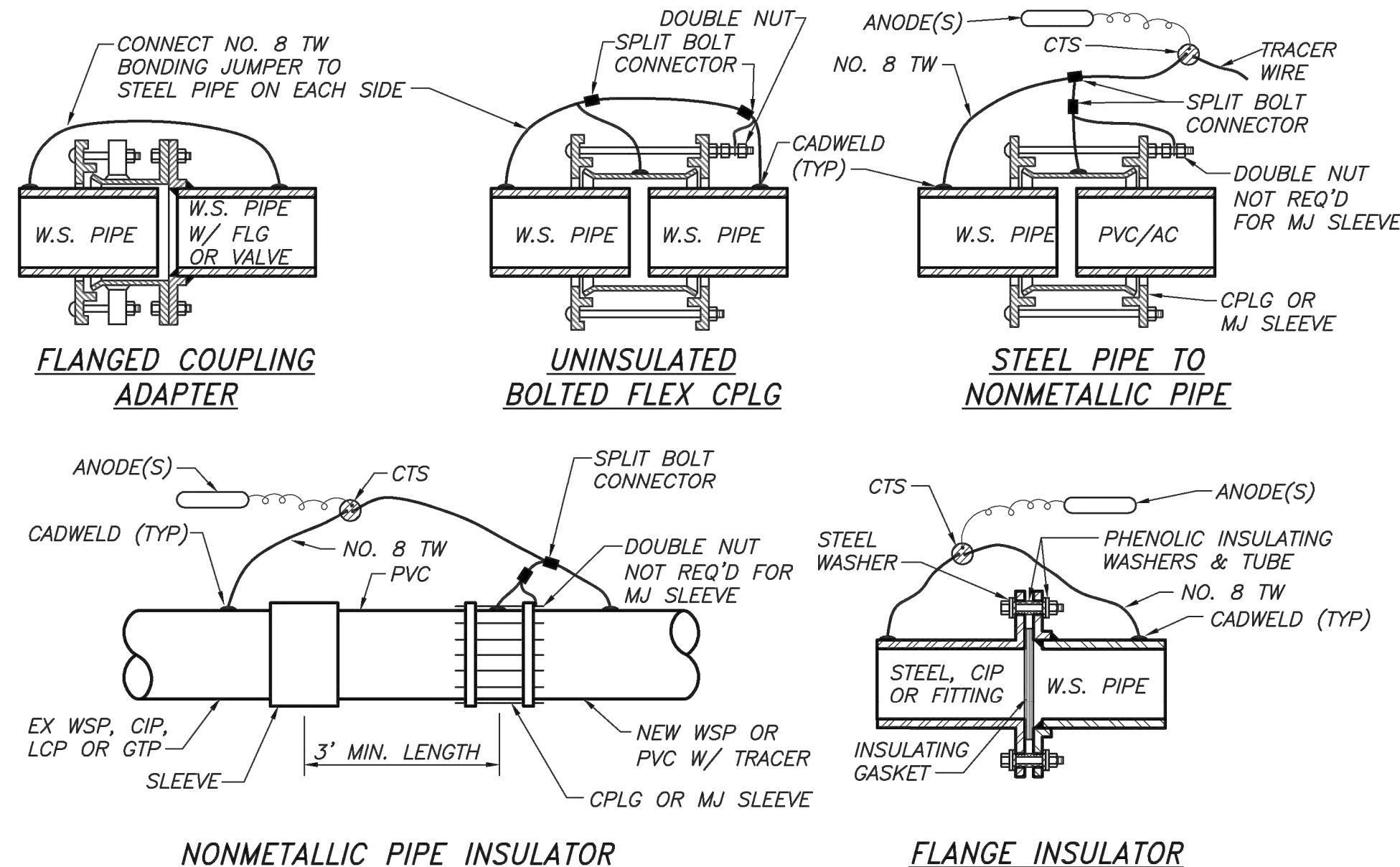
METER INSULATION 1 1/2" & 2"

	ITEM	1 1/2" METER	2" METER	NO. REQ'D
1	MACHINE BOLT	1/2" X 3"	5/8" X 3"	2
2	STEEL WASHER	1/2" X 1 1/8"	5/8" X 1 1/4"	4
3	INSULATING SLEEVE	1/2"	5/8"	2
4	HEX. HEAD NUT	1/2"	5/8"	2
5	INSULATING GASKET	1 1/2"	2"	1



CONTINUITY JUMPER WIRE

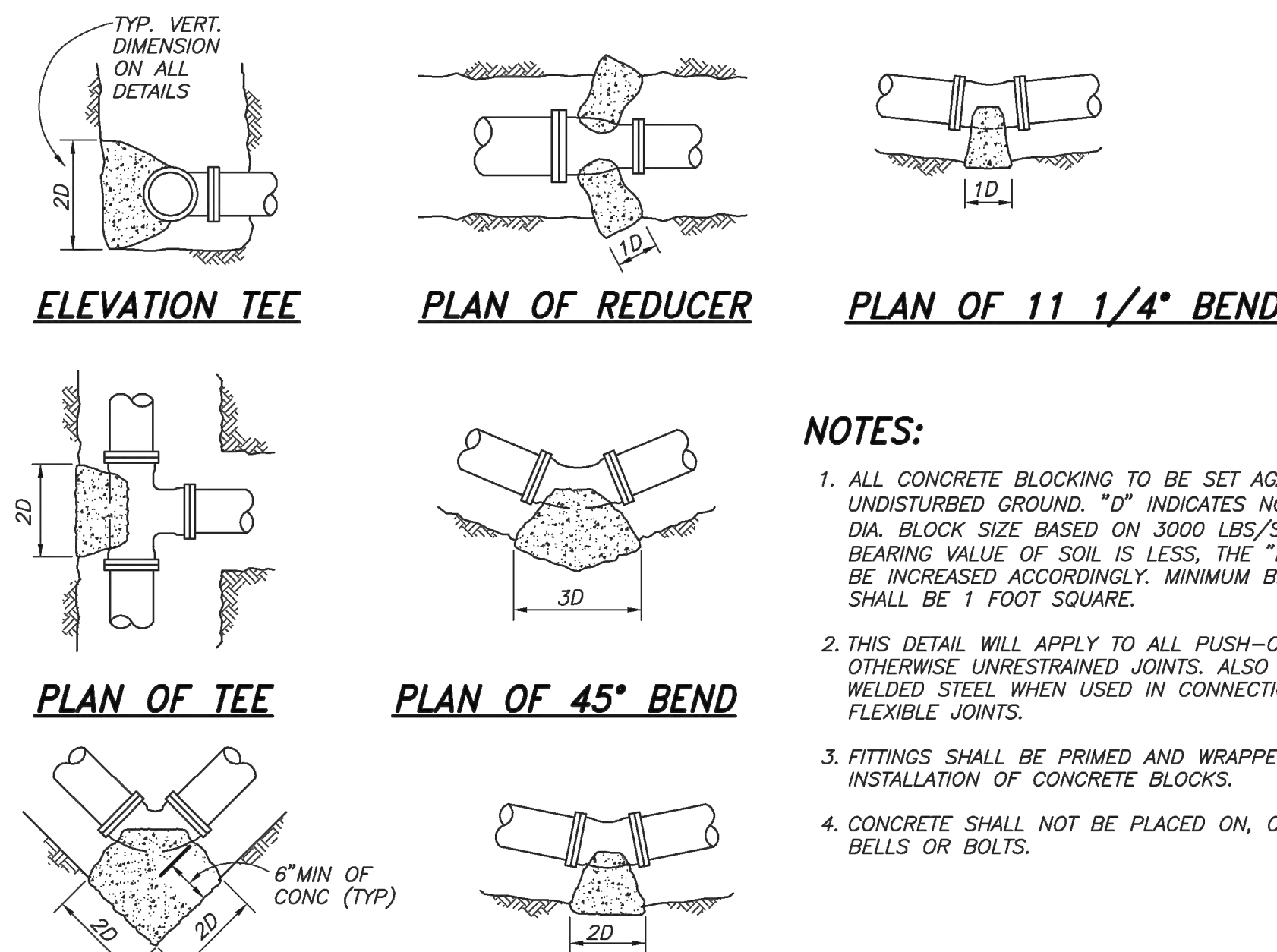
NO SCALE	FILE NO. SD0026	APPROV. BY: RKT	REV. DATE: 5-12-95
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- NOTES:
1. WRAP C.I. PIPE AND FITTINGS MIN. 4' AWAY FROM INSULATING JOINT ON C.I. SIDE
 2. TAPE ALL BARE WIRING AND CONNECTORS WITH 7 MIL PVC TAPE BEFORE WRAPPING PIPE AND FITTINGS.

PIPELINE INSULATION AND BONDING JUMPER DETAILS

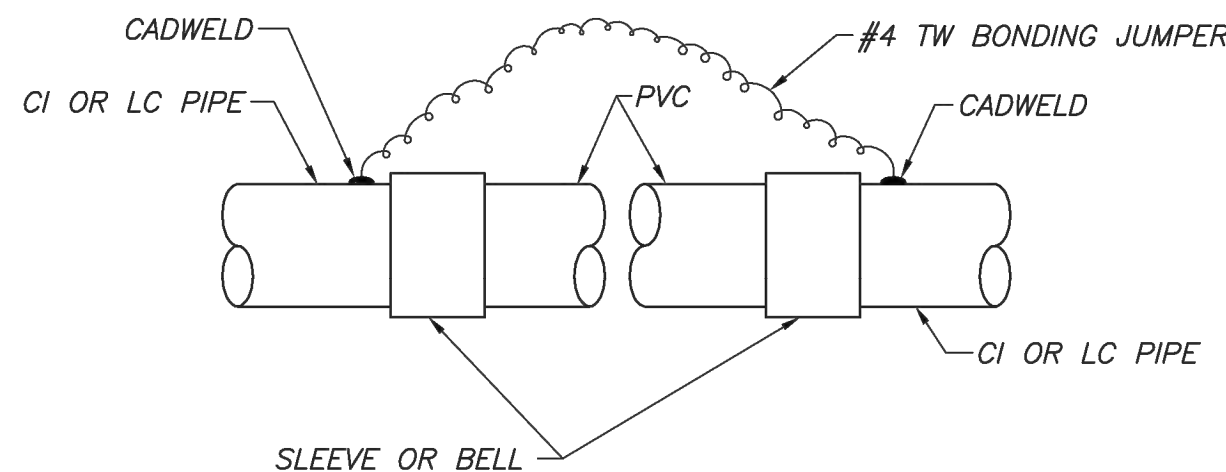
NO SCALE	FILE NO. SD0012	APPROV. BY: KMd	REV. DATE: FEB. '11
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- NOTES:
1. ALL CONCRETE BLOCKING TO BE SET AGAINST UNDISTURBED GROUND. "D" INDICATES NOMINAL PIPE DIA. BLOCK SIZE BASED ON 3000 LBS/SQ FT SOIL. IF BEARING VALUE OF SOIL IS LESS, THE "D" VALUE SHALL BE INCREASED ACCORDINGLY. MINIMUM BLOCK DIMENSION SHALL BE 1 FOOT SQUARE.
 2. THIS DETAIL WILL APPLY TO ALL PUSH-ON, FLEXIBLE OR OTHERWISE UNRESTRAINED JOINTS. ALSO APPLIES TO WELDED STEEL WHEN USED IN CONNECTION WITH FLEXIBLE JOINTS.
 3. FITTINGS SHALL BE PRIMED AND WRAPPED PRIOR TO INSTALLATION OF CONCRETE BLOCKS.
 4. CONCRETE SHALL NOT BE PLACED ON, OR AROUND BELLS OR BOLTS.

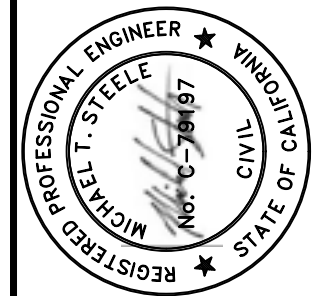
JOINT BLOCKING

NO SCALE	FILE NO. SD0017	APPROV. BY: RKT	REV. DATE: 5-12-95
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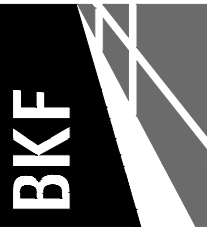


CONTINUITY JUMPER WIRE

NO SCALE	FILE NO. SD0026	APPROV. BY: RKT	REV. DATE: 5-12-95
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MALLARD POINTE
APN 060-072-18/APN 060-072-27/APN 060-072-28
17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

CONSTRUCTION DETAILS

Revisions

No.

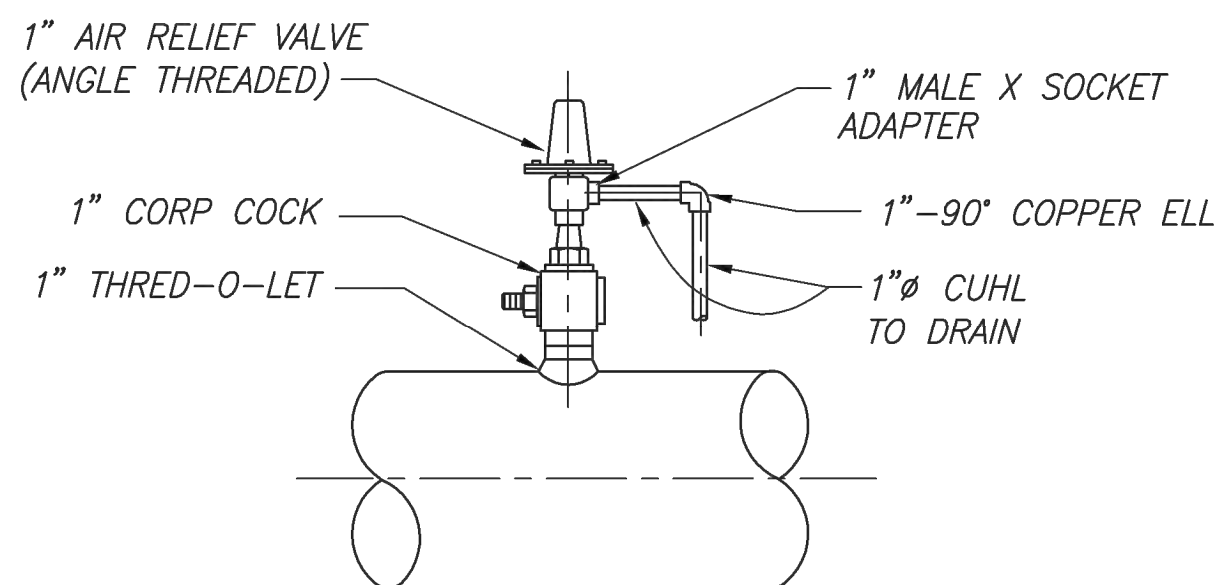
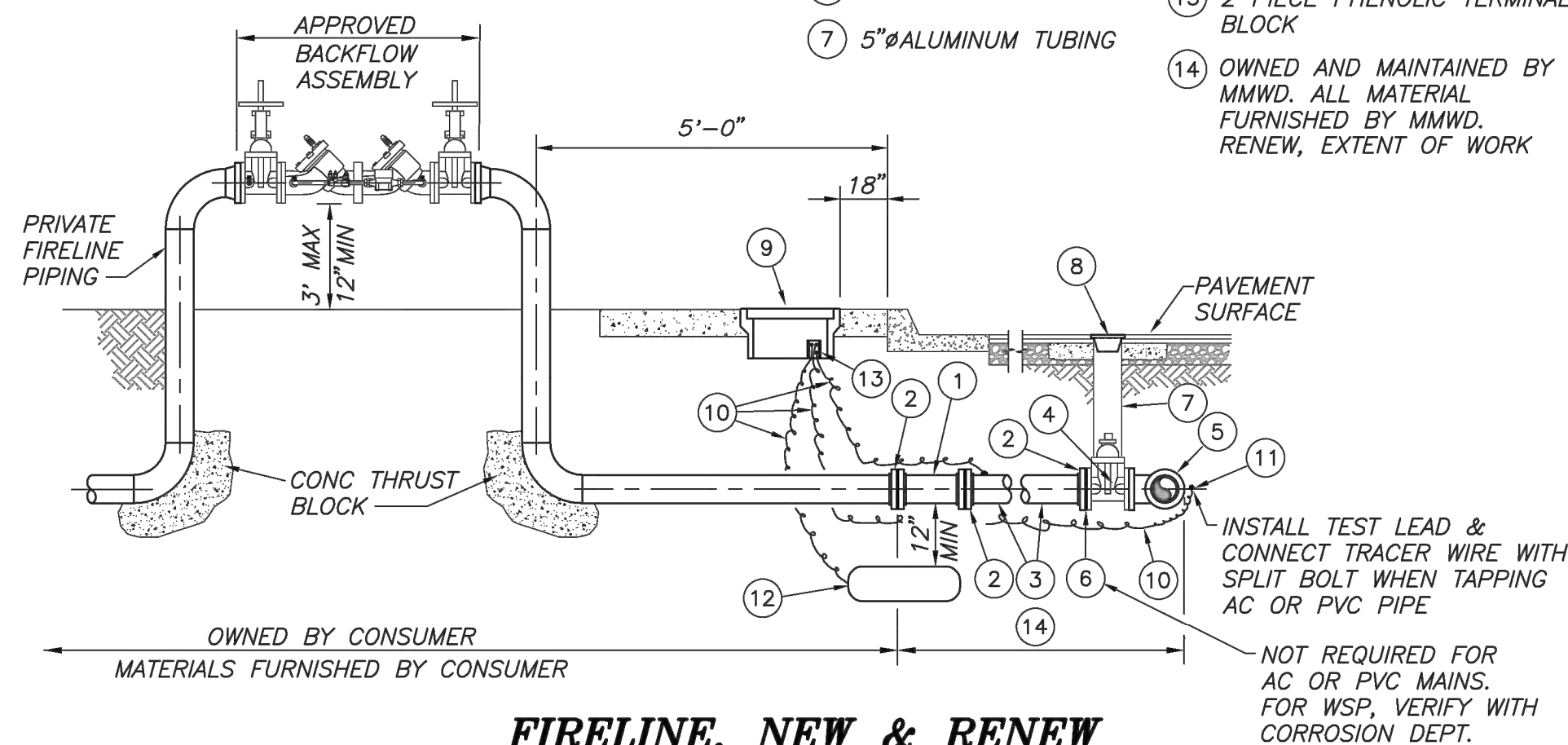
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Scale: AS SHOWN
Design: DESN
Drawn: DRWN
Approved: APRV
Job No: C2020131

Drawing Number:

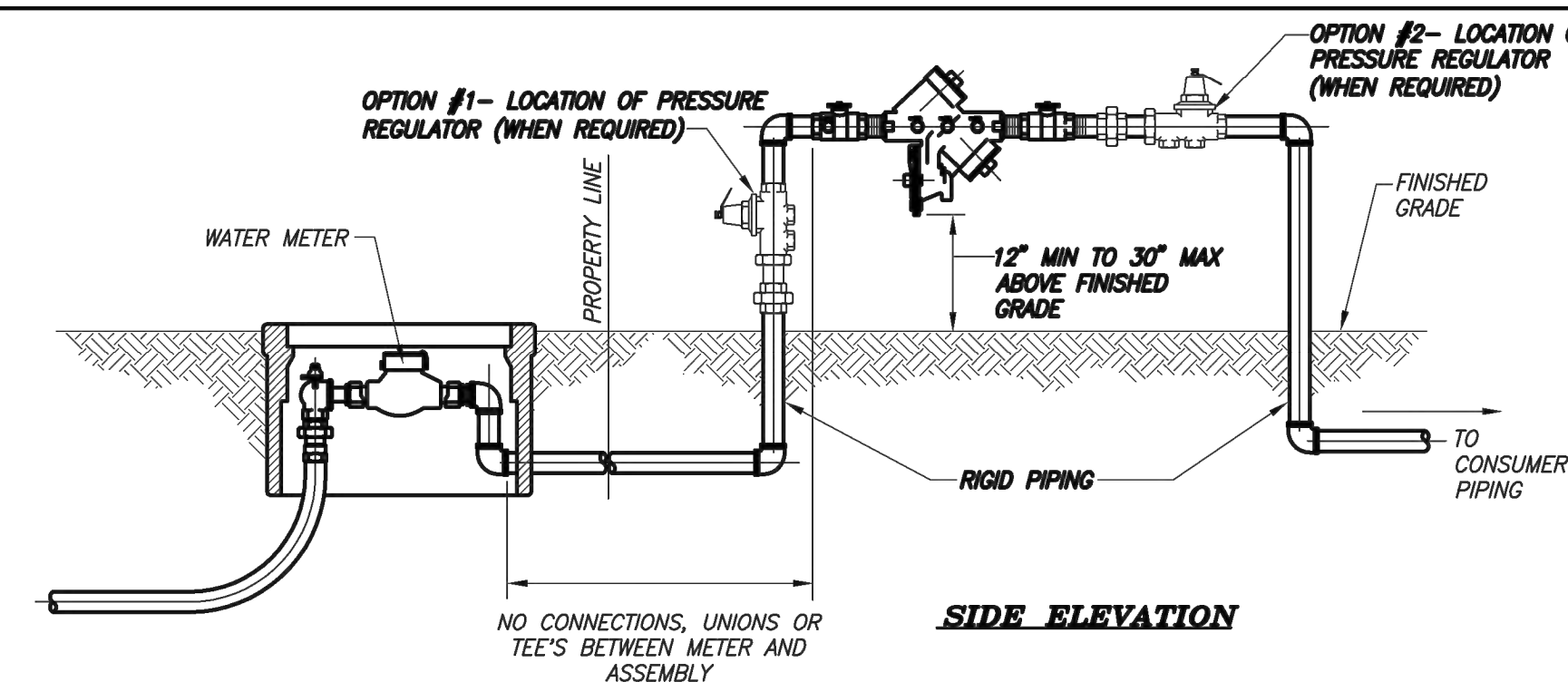
C10.03
25 OF 32

1. CONSUMER SHALL MARK LOCATION FOR PROPOSED ASSEMBLY. FOR MMWD REVIEW & APPROVAL. ALL MMWD PIPING MUST BE IN THE PUBLIC EASEMENT. ASSEMBLY SHALL HAVE 12" CLEAR ALL AROUND. METER SHALL BE IN ACCESSIBLE LOCATION.
2. CONSUMER FURNISHED APPROVED BACKFLOW ASSEMBLY MUST BE ON SITE FOR MMWD INSPECTION PRIOR TO ANY MMWD PIPING INSTALLATION.
3. CHLORINATE & TEST PRIOR TO CONNECTION.
5. TEST CORROSION SYSTEM PRIOR TO CONNECTION.
6. HOT TAP OF EX MAIN TO BE COORDINATED WITH MMWD.
7. MMWD WILL NOT TURN ON FIRELINE UNTIL FINAL PAVING & SIDEWALKS ARE COMPLETE.

1 HDPE SPOOL KIT. SEE TORQUE SPEC.	8 CI VALVE CAP
2 SLIP-ON FLANGE	9 B9 METER BOX
3 WELDED STEEL PIPE	10 #8 THWN STANDARD COPPER WIRE
4 GATE VALVE	11 #58S SPLIT BOLT CONNECTOR
5 TAPPING SLEEVE, TEE OR WELDED OUTLET	12 32# MAGNESIUM ANODE WITH PACKAGED BACKFILL W/ WIRE.
6 FLANGE INSULATING KIT	13 2 PIECE PHENOLIC TERMINAL BLOCK
7 5"ALUMINUM TUBING	14 OWNED AND MAINTAINED BY MWWD. ALL MATERIAL FURNISHED BY MWWD. RENEW, EXTENT OF WORK



SCALE:NTS	FILE NO. SD0071	APPROV. BY: RKT	REV. DATE: 4-29-95
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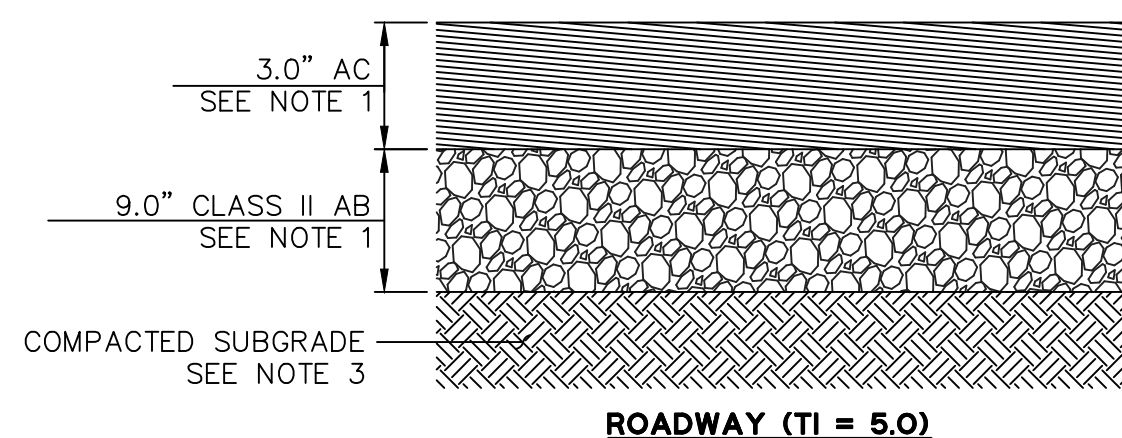


1. Backflow prevention assemblies shall be only those approved by the District.
2. Any deviation from the methods described herein must receive approval prior to installation.
3. Backflow prevention assemblies shall be installed on the customer's property, at the meter, in an orientation shown on the MMWD Approved Assembly List with 12 inches clearance completely around the assembly to allow for testing and maintenance.

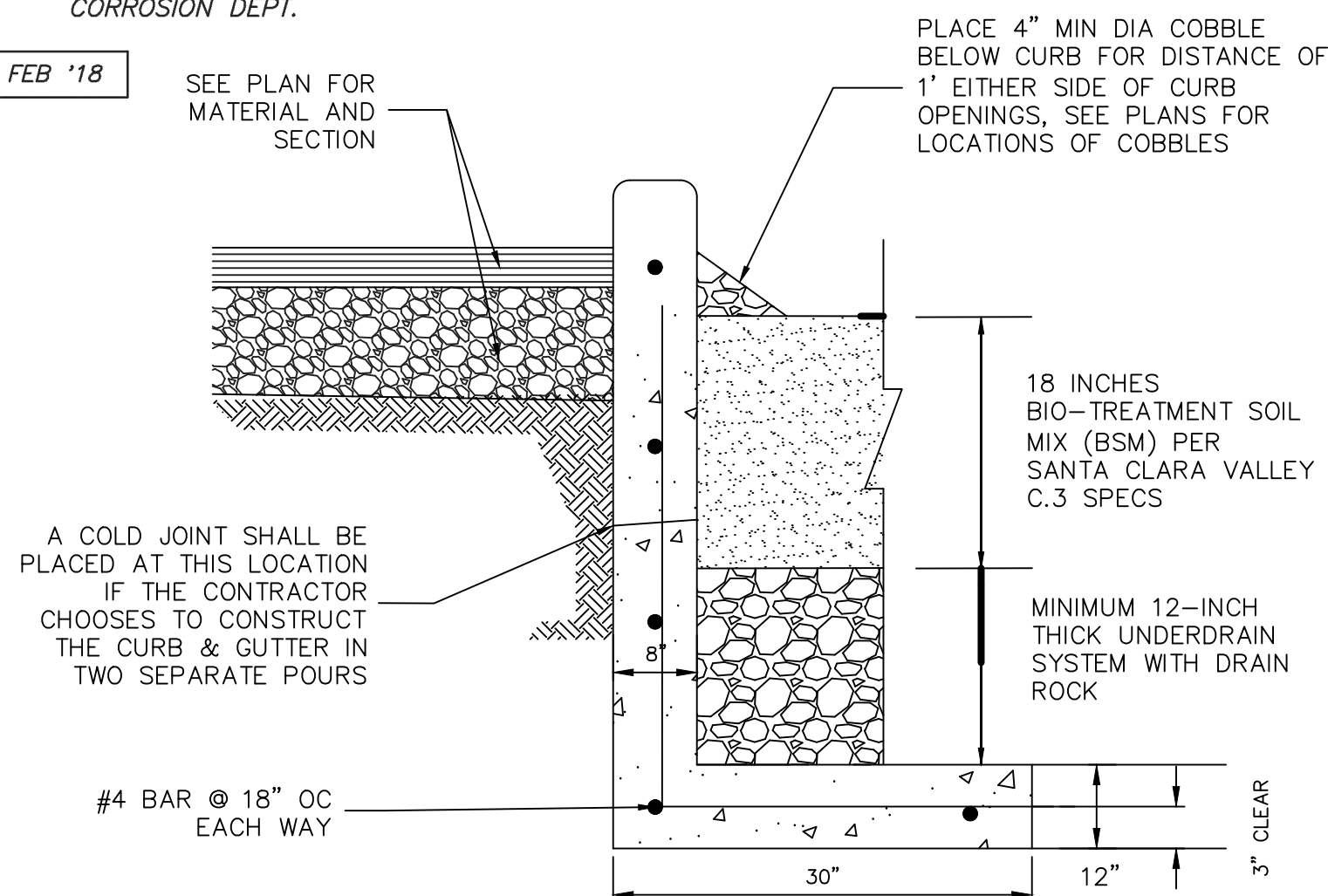
No outlets, tees, taps, by-passes other connections, temporary or permanent shall be installed between the water meter and the backflow prevention assembly. Wye strainer with plugged tap (no method to flush allowed), pressure reducing valve and union may be installed before the backflow prevention assembly. All other appurtenances shall be installed downstream. Alternate installation locations or arrangements shall be reviewed and approved by the District prior to installation.

1. Installation of a backflow prevention assemblies creates a closed water system. Thermal expansion protection is required by the California Plumbing Code.
2. Where necessary the backflow prevention assembly should be protected from vehicle or freeze damage.
3. Water services which cannot be turned off for short durations should have backflow prevention assemblies installed in parallel.
4. Please see the California Plumbing Code for other aspects of installation requirements.

NO SCALE	FILE NO. SD0092	APPROV. BY: DS	REV. DATE: APR '12
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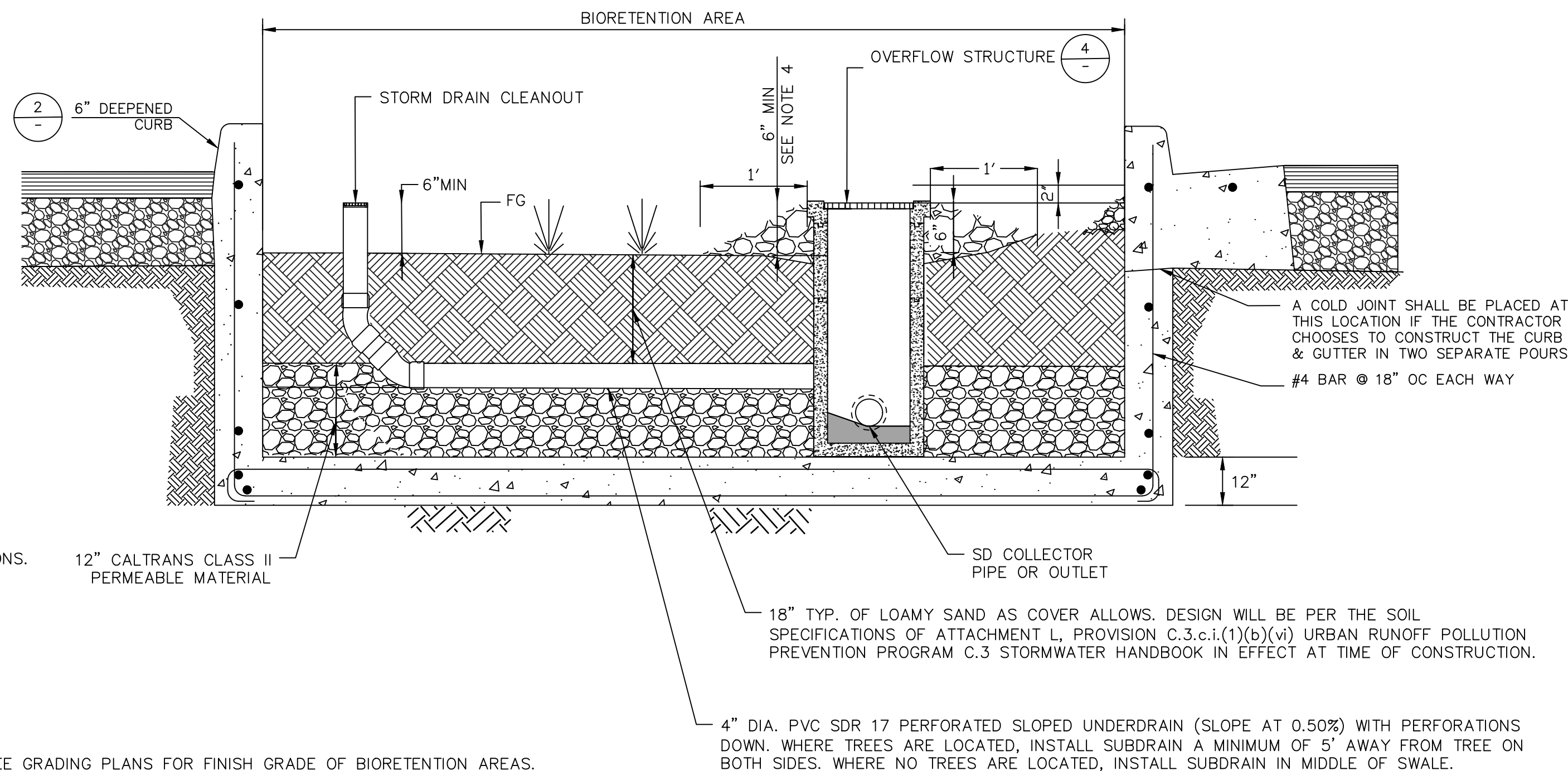
[Back to page](#)**ROADWAY (TI = 5.0)**

1. ASPHALT CONCRETE AND AGGREGATE BASE DEPTHS PER RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT.
2. AGGREGATE BASE TO BE IN CONFORMANCE WITH CALTRANS STANDARD SPECIFICATIONS FOR CLASS 2 AGGREGATE BASE.
3. UPPER 12 INCHES SUBGRADE SHOULD BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. FIELD CONDITIONS MAY REQUIRE ALTERNATION OF THE SECTION. ALL CHANGES ARE TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER IN THE FIELD.



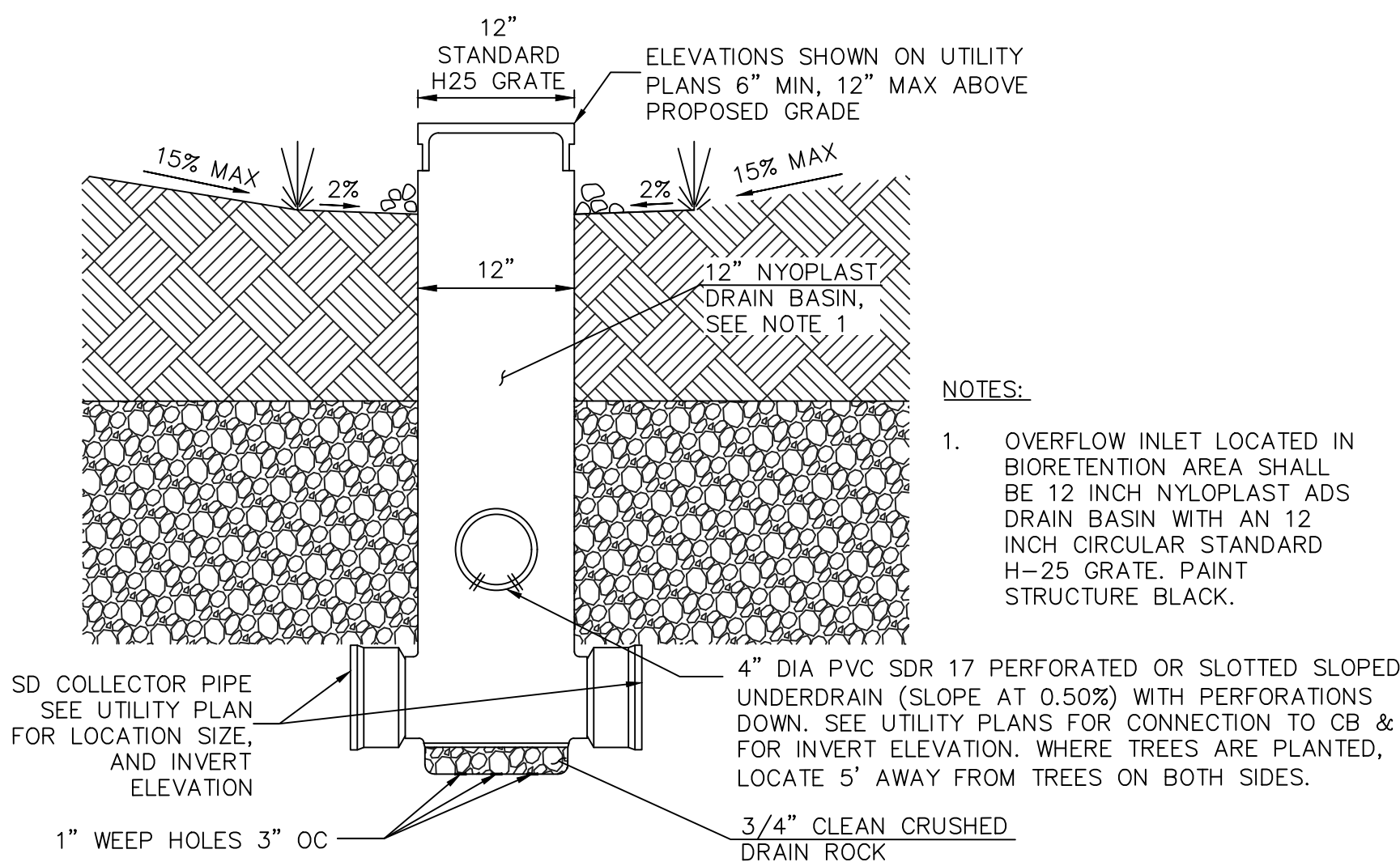
② DEEPENED 6" VERTICAL CURB DETAIL

1. DEEPEENED CURB TO BE CONSTRUCTED WHEN CURB & GUTTER IS ADJACENT TO BIORETENTION AREA ONLY.
2. LONGITUDINAL BAR SPACE AS SHOWN, MAX 18".
3. FINAL CURB WALL DESIGN AND REBAR REQUIREMENTS IS SUBJECT TO STRUCTURAL ENGINEER'S DESIGN AND CALCULATIONS.

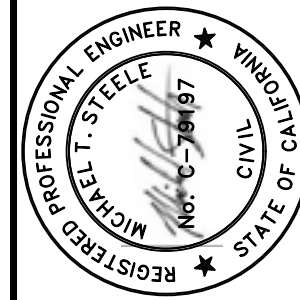


1. SEE GRADING PLANS FOR FINISH GRADE OF BIORETENTION AREAS. BOTH SIDES. WHERE NO TREES ARE LOCATED, INSTALL SUBDRAIN IN MIDDLE OF SWALE.
2. SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS.
3. ALL BIORETENTION SOILS USED, SHALL BE PER ATTACHMENT L PROVISION C.3.e.i.(1)(b)(vi) OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 HANDBOOK IN EFFECT AT TIME OF CONSTRUCTION.
4. PLACE COBBLE FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" TYPICAL FROM EDGE OF STRUCTURE. SEE LANDSCAPE PLANS FOR COBBLE SIZE AND COLOR.

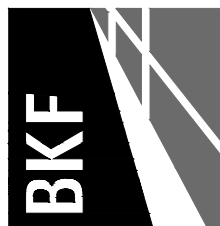
③ BIORETENTION AREA



④ OVERFLOW INLET WITH BIORETENTION AREA



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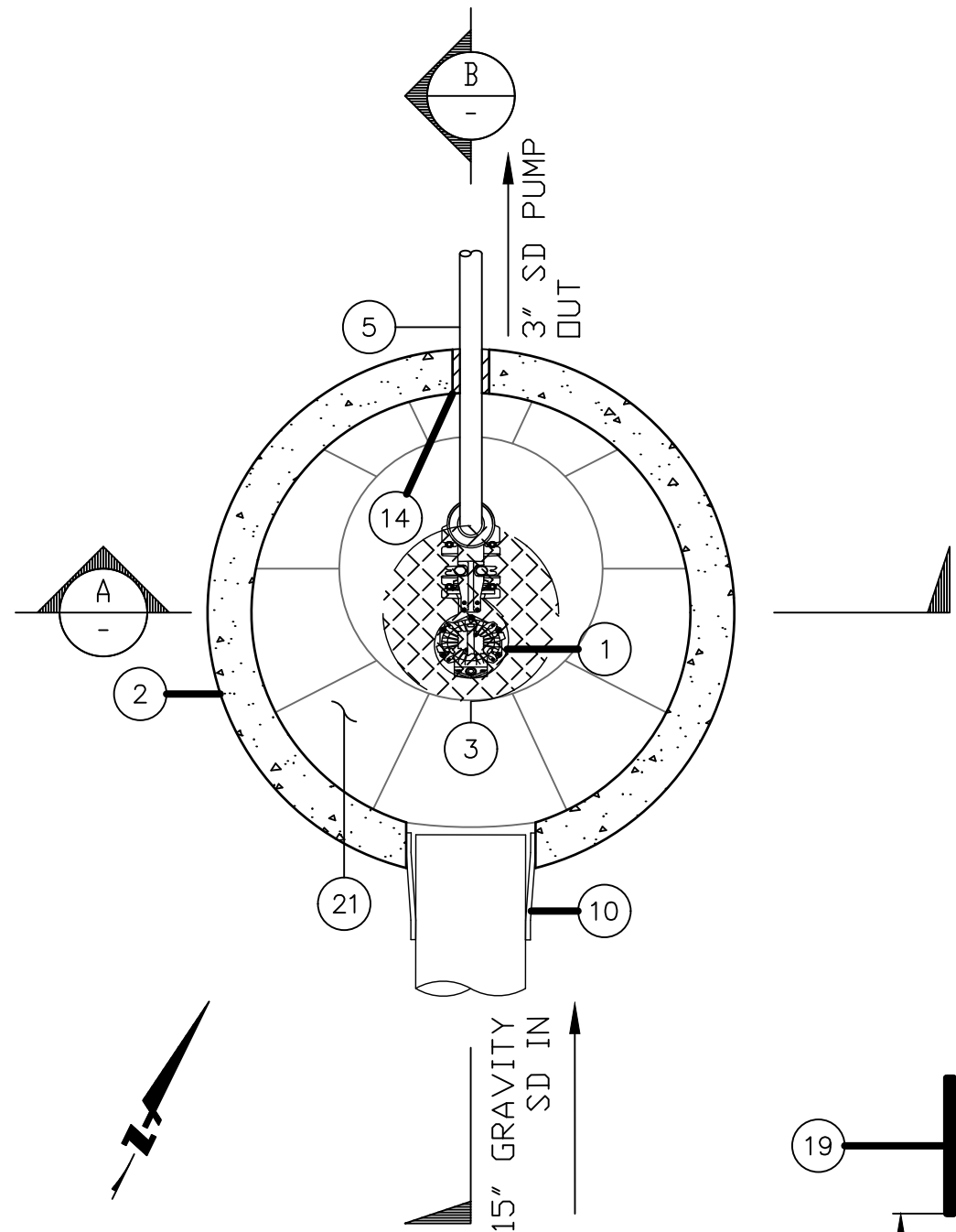
CONSTRUCTION DETAILS

Date: 2024-10-17	No.	Revisions
Scale: AS SHOWN		
Design: DESN		
Drawn: DRWN		
Approved: APRV		
Job No: C020201331		

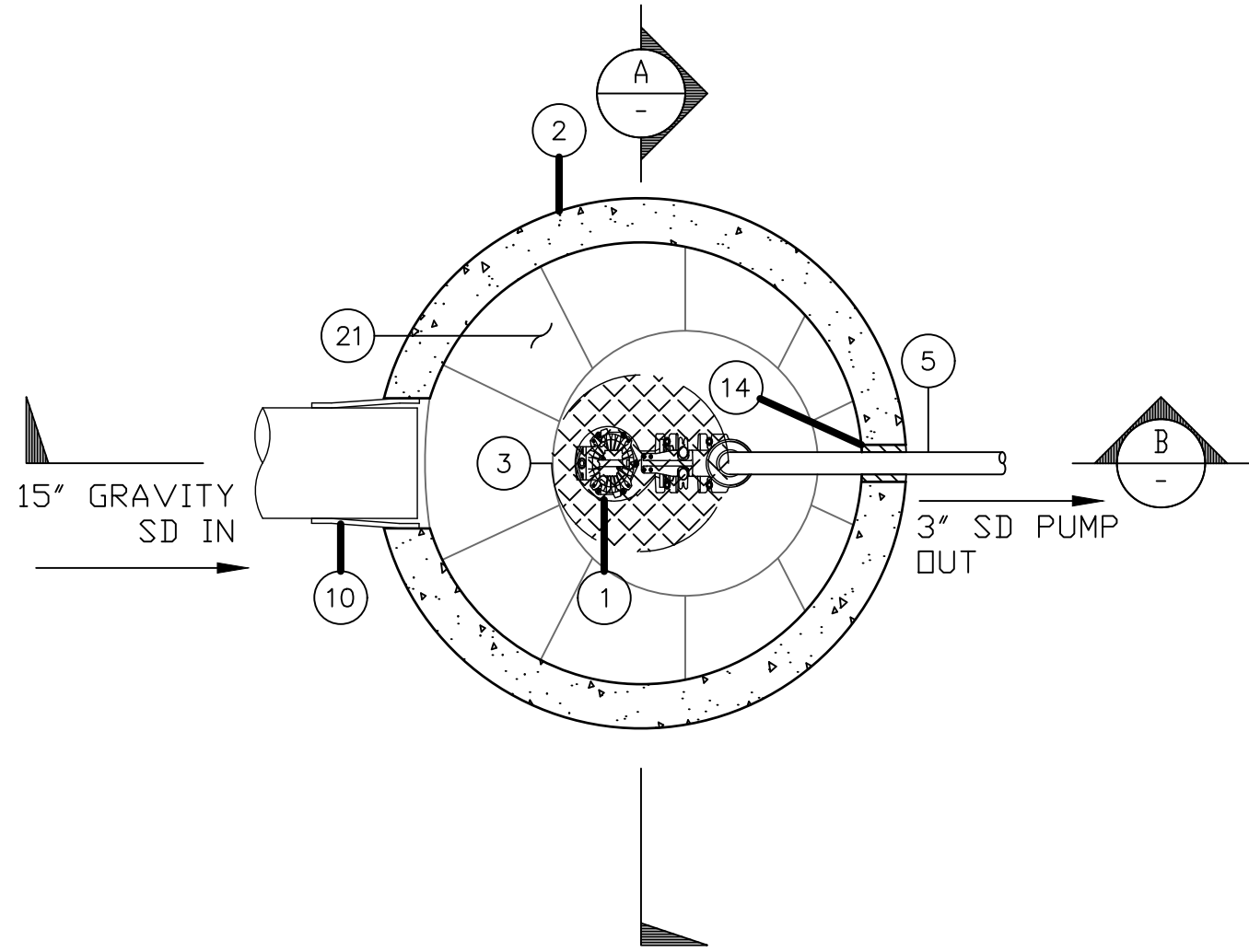
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C10.04

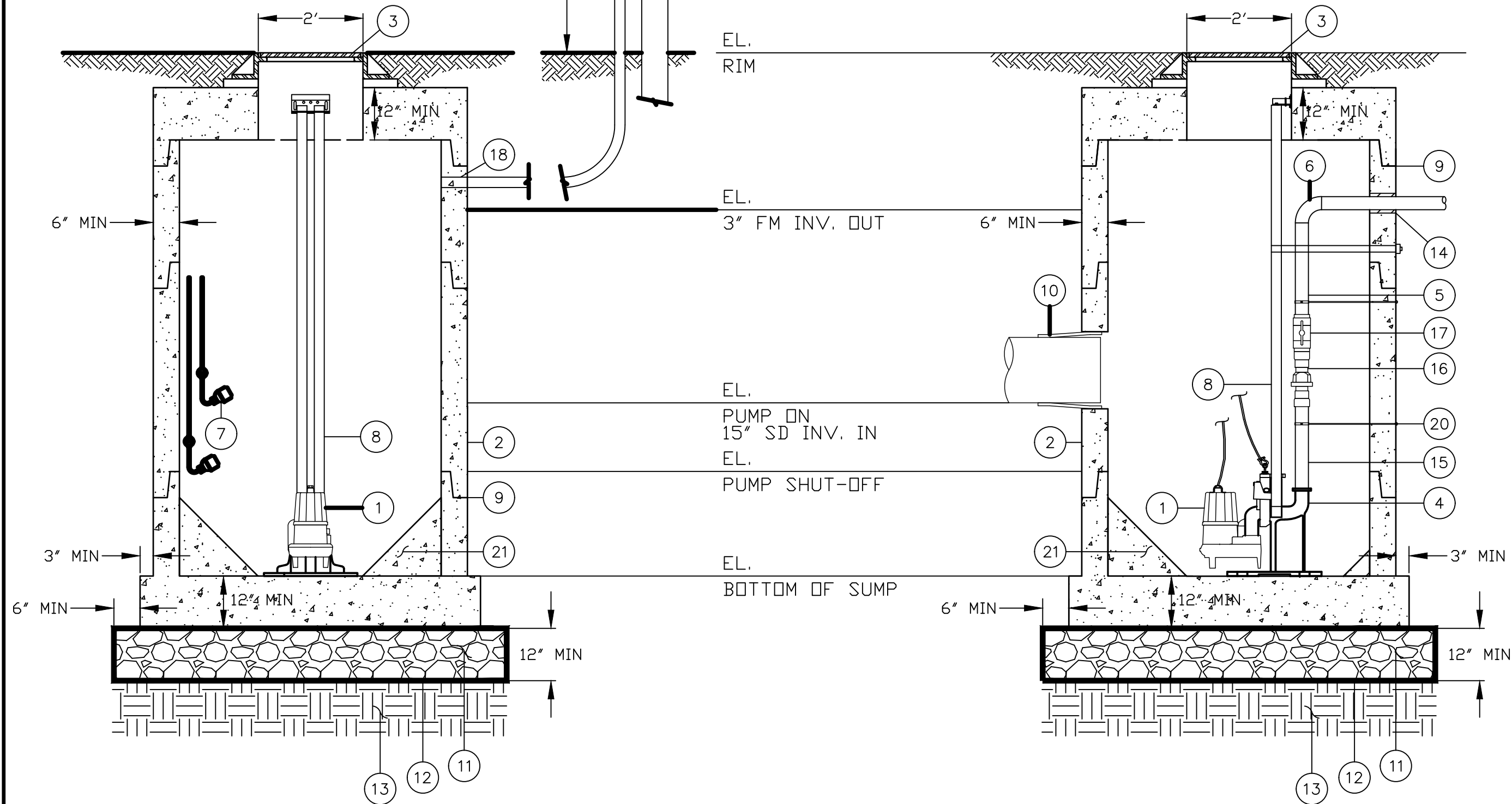
26 OF 3



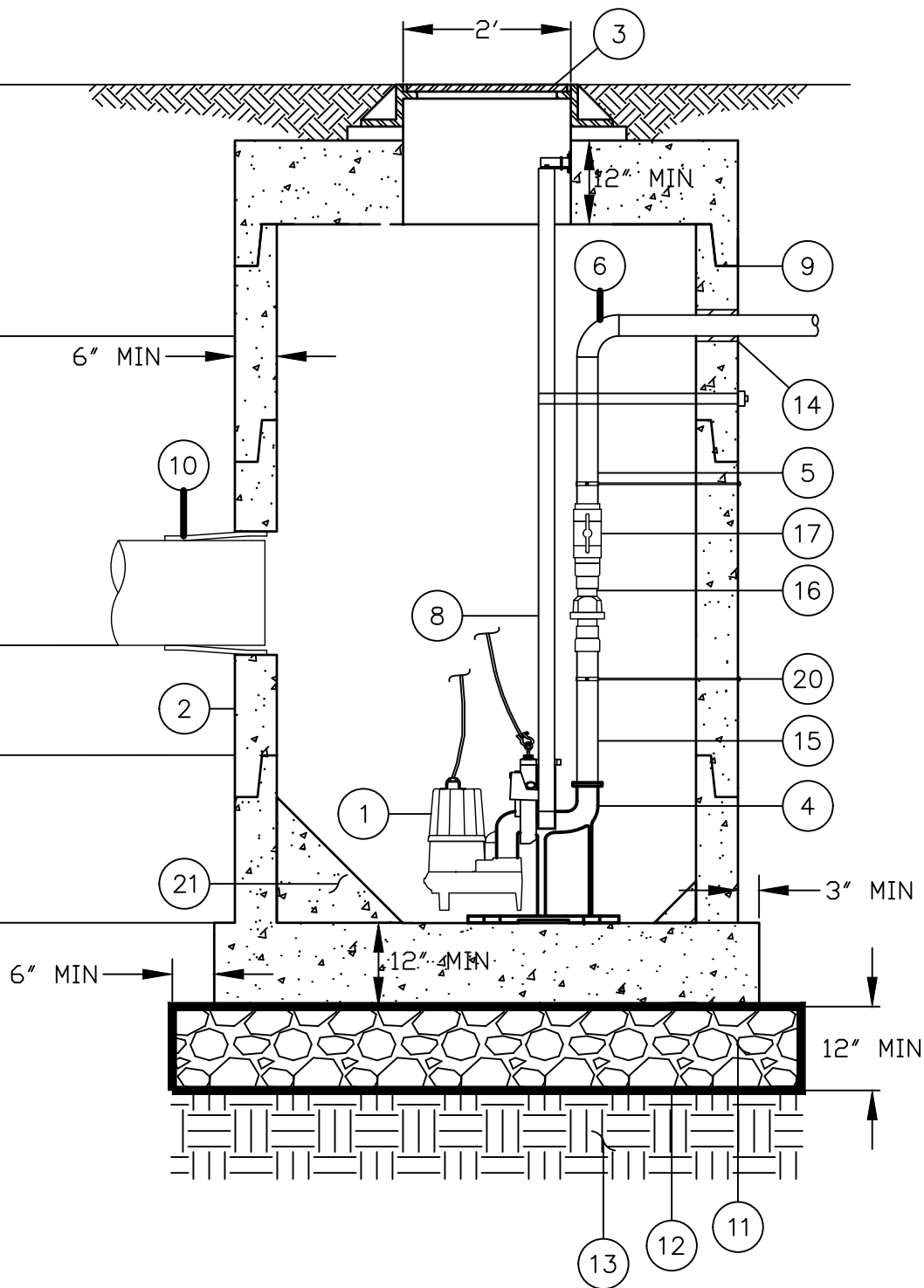
PLAN



PLAN



A
-
ELEVATION



B
-
ELEVATION

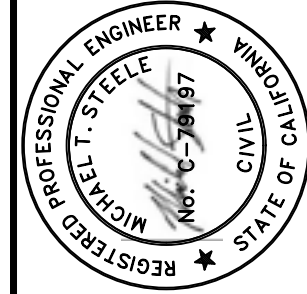
1 STORM DRAIN LIFT STATION

LIFT STATION MATERIAL LIST:

- 1 BARNES 3SE1094L 1.0 HP SOLIDS HANDLING SUBMERSIBLE PUMP, 3-PHASE, 200-240 VOLTS, CAPABLE OF PUMPING 140 GPM AT 12.3 FT TDH OR APPROVED EQUAL
- 2 60" PRECAST CONCRETE MANHOLE, H-20 RATED
- 3 MANHOLE GRATE MARKED "STORM," H-20 RATED
- 4 3" BREAK-AWAY FITTING DISCHARGE SYSTEM W/ GRADE 316 STAINLESS STEEL HARDWARE ANCHORED TO THE BOTTOM OF SUMP
- 5 3" SCH80 PVC PIPE
- 6 3" SCH80 PVC 90° BEND
- 7 INTERNALLY WEIGHTED NON-MERCURY MECHANICAL FLOATS (WITH BOTTOM WEIGHT)
- 8 2" GRADE STAINLESS STEEL GUIDE RAIL
- 9 JOINT W/ RAM-NECK, TYP.
- 10 FLEXIBLE RUBBER BOOT TYPE PIPE CONNECTOR W/ STAINLESS STEEL COMPRESSION RING, TYP.
- 11 3/4" CRUSHED DRAIN ROCK
- 12 MIRAFL 140 GEOTEXTILE OR APPROVED EQUAL
- 13 SCARIFY AT LEAST 12 INCHES OF NATIVE SOIL, MOISTURE CONDITION TO AT LEAST 3% OVER OPTIMUM MOISTURE CONTENT, AND COMPACT TO 95% RELATIVE COMPACTION PER ASTM D1557
- 14 LINK-SEAL MODULAR SEAL
- 15 DRILL 1/4" DIAMETER VENT HOLE 6" ABOVE PUMP DISCHARGE FITTING TO PREVENT AIR LOCKING
- 16 3" COMBINATION UNION AND CHECK VALVE
- 17 3" TRUE UNION PVC BALL VALVE
- 18 NON-SHRINK GROUT
- 19 CONTROL PANEL ENCLOSURE BY PUMP MANUFACTURER. SEE SHEET C4.0 FOR PANEL LOCATION
- 20 PIPE CLAMP (SEE DETAIL 2, THIS SHEET)
- 21 CONCRETE FILL. SLOPE AT 45° ALL AROUND

NOTES:

1. WET WELL SHALL BE CONSIDERED CLASS I, DIVISION 2 IN ACCORDANCE WITH NFPA 820. EQUIPMENT INSTALLED INSIDE WET WELL SHALL BE SUITABLE FOR THIS CLASSIFICATION.
2. ALL FASTENING HARDWARE SHALL BE GRADE 304 STAINLESS STEEL UNLESS SPECIFIED OTHERWISE.
3. DETAIL SHOWN FOR SCHEMATIC ILLUSTRATIONS ONLY, ACTUAL PUMP MAY VARY FROM DEPICTED. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.



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MALLARD POINTE
APN 060-072-18/APN 060-072-27/APN 060-072-28
17 MALLARD ROAD/1 MALLARD ROAD/9 MALLARD ROAD, BELVEDERE, MARIN COUNTY, 94920

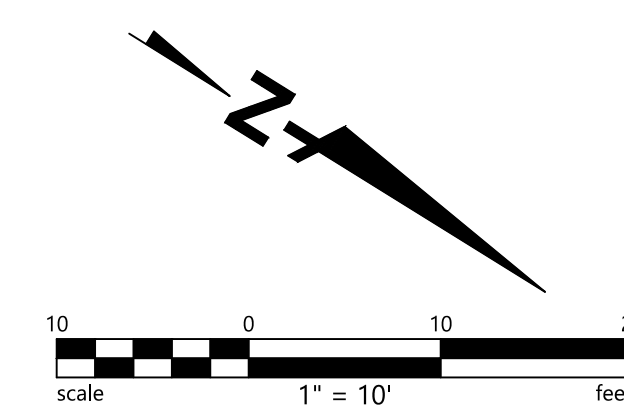
CONSTRUCTION DETAILS

Revisions		Date: 2024-10-17	
No.			
	Scale: AS SHOWN		
	Design: DESN		
	Drawn: DRWN		
	Approved: APRV		
	Job No: C20201331		

Drawing Number:


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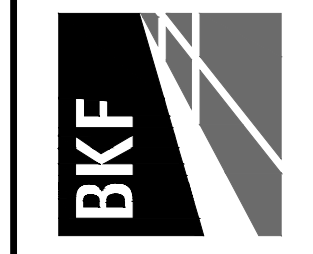
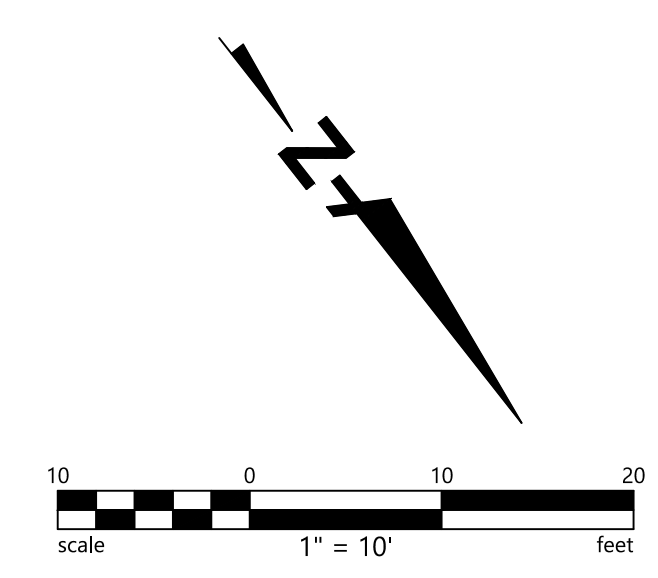
LEGEND

----- SAWCUT

 CURB & GUTTER REMOVAL

 SIDEWALK REMOVAL

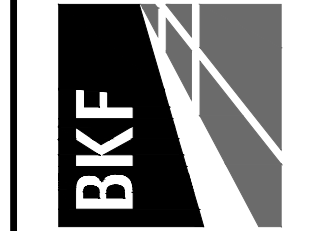
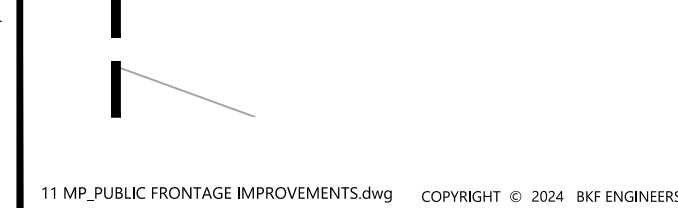
 AC PLUG



PUBLIC FRONTAGE -DEMOLITION PLAN

Date: 2024-10-17	No.	Revisions
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Design: DESN		
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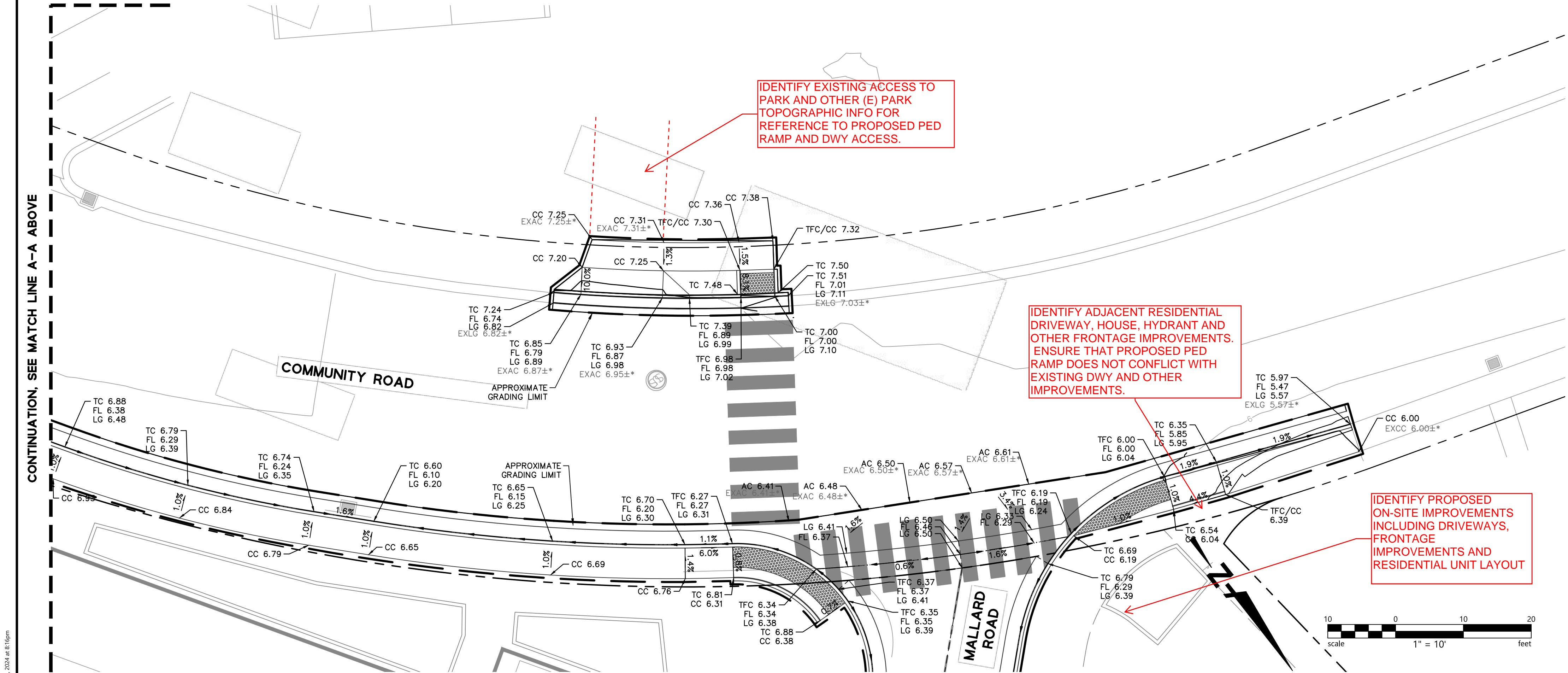


PUBLIC FRONTAGE - HORIZONTAL LAYOUT

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Approved: APRV		
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CONTINUATION, SEE MATCH LINE A-A ABOVE



NEED STREET PROFILE:
- INCLUDE EX CENTERLINE GRADE
- EX. AND PROPOSED CURB AND GUTTER
- EX. AND PROPOSED UTILITIES

NEED STREET CROSS SECTIONS
- EVERY 25 FEET, AT HP/LP, BEGIN CURVE/END CURVE
- EX. AND PROPOSED PAVEMENT SECTION

CALL OUT STANDARDS FOR CURB & GUTTER, SIDEWALKS, RAMPS, CATCH BASINS, ETC.

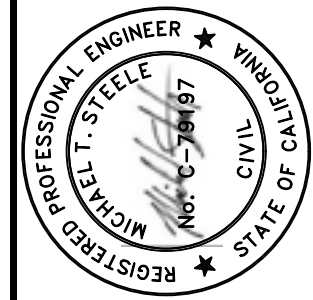
GRADING LEGEND:

- FLOW LINE
- - - - GRADE BREAK
- - - - PROPOSED CONTOUR
- - - - EXISTING CONTOUR
- - - - LIMITS OF GRADING
- X.X% SLOPE
- CC XX.XX ELEVATION LABEL:

- AC: ASPHALT CONCRETE
- BW: BACK OF WALK
- CC: CONCRETE
- EX: EXISTING
- FF: FINISHED FLOOR
- FL: FLOW LINE
- FS: FINISH SURFACE
- GB: GRADE BREAK
- GND: GROUND ELEVATION
- GR: GRATE
- LG: LIP OF GUTTER
- TC: TOP OF CURB
- TFC: TOP OF FLUSH CURB
- TSL: TOP OF SOIL

GRADING NOTES:

1. PROPOSED SITE PLAN AND UTILITIES HAS BEEN SCREENED FOR CLARITY.
 2. GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
 3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN TOLERANCE OF ONE-TENTH OF A FOOT IN LANDSCAPED AREAS AND TWO-HUNDREDTHS OF A FOOT IN HARDCAPED OR PAVED AREAS. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE OWNER.
 4. CONTRACTOR SHALL FIELD VERIFY FINISHED FLOOR ELEVATIONS OF EXISTING BUILDINGS PRIOR TO STARTING CONSTRUCTION.
 5. CONTRACTOR SHALL TAKE CAUTION WHEN GRADING ADJACENT TO EXISTING BUILDINGS, TO PROTECT EXISTING FOUNDATIONS AND TO NOT TO COVER EXISTING VENTS.
 6. RIMS OF UTILITY STRUCTURES SHALL BE ADJUSTED TO FINISHED GRADE IN AREAS OF RE-GRADING. IN PAVED AREAS, ELEVATION DIFFERENCE SHALL NOT BE MORE THAN 1/4 INCH BETWEEN RIMS AND ADJACENT SURFACE.
 7. WHERE IMPROVEMENTS INVOLVE ADA ACCESSIBILITY, CONTRACTOR'S ATTENTION IS DIRECTED TO THE FOLLOWING PARAMETERS THAT NEED TO BE MET WITH THE FINISHED CONSTRUCTION:
 - a. WALKWAYS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 4.9% AND A MAXIMUM CROSS SLOPE OF 2%.
 - b. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS, INCLUDING DIAGONAL.
 - c. ADA PARKING STALLS AND STRIPED AISLE SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS, INCLUDING DIAGONAL.
 - d. TRANSITIONS BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONDITIONS SHALL BE SMOOTH AND FREE OF ABRUPT CHANGES.
- * CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AT CONFORMS PRIOR TO FORMING/AC WORK.



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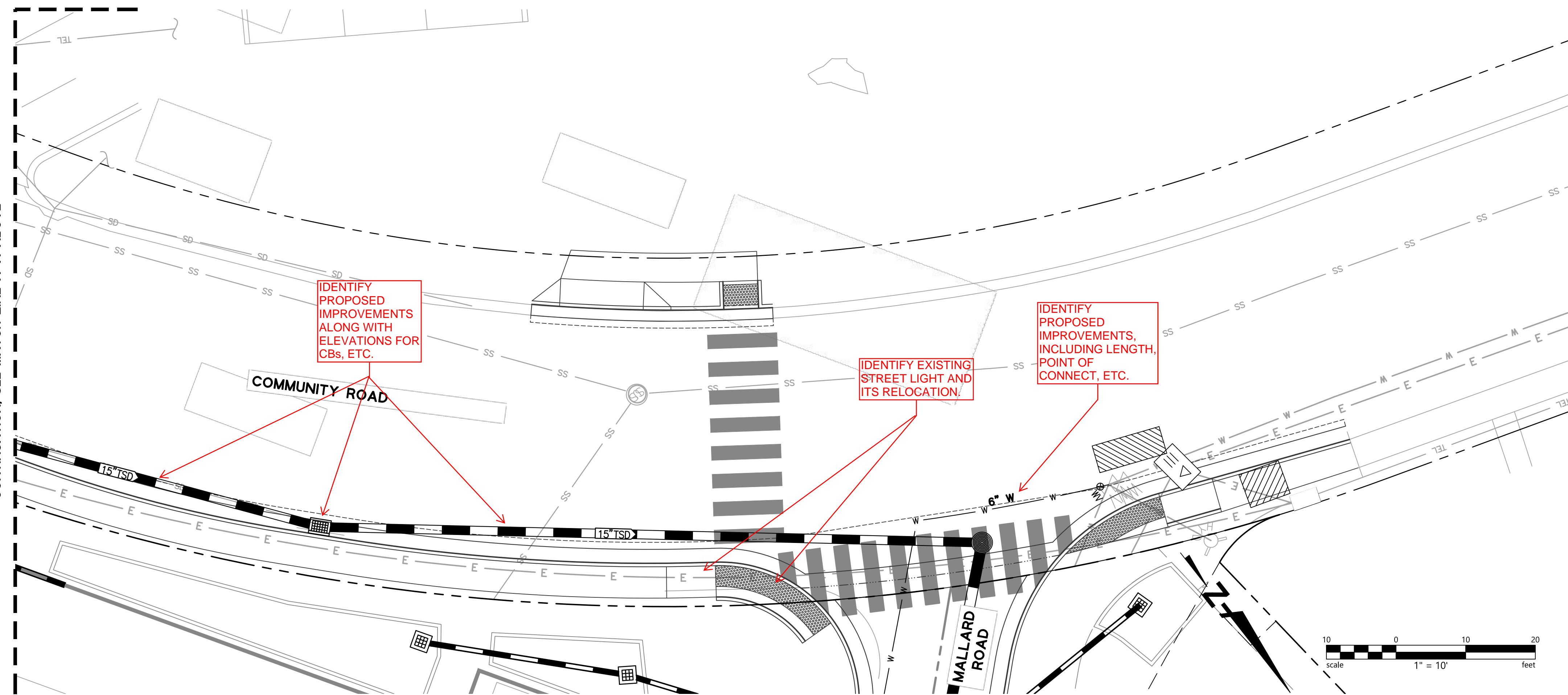
PUBLIC FRONTAGE - GRADING PLAN

Revisions	No.	Date
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		AS SHOWN
		DESIGN
		DRAWN
		APPROVED

Drawing Number:

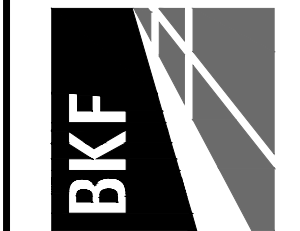
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- ## **ABBREVIATIONS**
- | | |
|-------------|-----------------------|
| BLDG | BUILDING |
| BFE | BASE FLOOD ELEVATION |
| BW | BACKWATER VALVE |
| CO | CLEAN OUT |
| DW | DOMESTIC WATER |
| EX | EXISTING |
| FF | FINISHED FLOOR |
| FH | FIRE HYDRANT |
| FS | FINISHED SURFACE |
| FL | FLOW LINE |
| GF | GARAGE FLOOR |
| MA | MATCH |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| MH | MANHOLE |
| PL | PROPERTY LINE |
| PR | PROPOSED |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| TOP OF CURB | |
| TSD | TREATED STORM DRAIN |
| R/W | RIGHT OF WAY |
| USD | UNTREATED STORM DRAIN |
| W | WATER |
| WM | WATER METER |

- ## **NOTES**
1. THE UTILITIES AND OUTFALLS SHOWN ON THIS PLAN ARE DERIVED FROM AVAILABLE RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED.
 2. FIELD BOUNDARY SURVEY WAS CONDUCTED BY CSM/STUBER-STROEH ENGINEERING ON SEPTEMBER AND OCTOBER OF 2020.
 3. BEARINGS SHOWN ARE STATE PLANE BEARINGS. THERE IS A 01°23'39" MAPPING ANGLE TO ACHIEVE BEARINGS AS SHOWN ON 7 M 1 OF THE LAGOON SUBDIVISION NO. 5 AND DEED BEARINGS.
 4. EXISTING TOPOGRAPHIC FEATURES AND ELEVATIONS TAKEN FROM AERIAL SURVEY CONDUCTED BY CSM/STUBER-STROEH ENGINEERING. THE AERIAL CONTROL IS PER THE CALIFORNIA REAL TIME NETWORK (CRTN), CALIFORNIA COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), ZONE 3 EPOCH 2017.5. CONTROL SURVEY WAS PERFORMED ON AUGUST 12, 2020.
 5. ELEVATIONS OUTSIDE OF THE PROJECT LIMITS ARE DERIVED FROM USGS LIDAR SCANS.
 6. AERIAL SURVEY WILL NEED TO BE SUPPLEMENTED BY CONVENTIONAL FIELD SURVEY FOR AREAS OF PRECISE GRADING, ADA, ETC. WHERE VERY PRECISE ELEVATIONS ARE REQUIRED.
 7. FEMA FLOOD HAZARD ELEVATION AT 10', AS NOTED IN FIRM NUMBER 06041C0489E, PANEL 0527.



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PUBLIC FRONTAGE - UTILITY PLAN

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			Job: No: C20201331

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