

NOTES

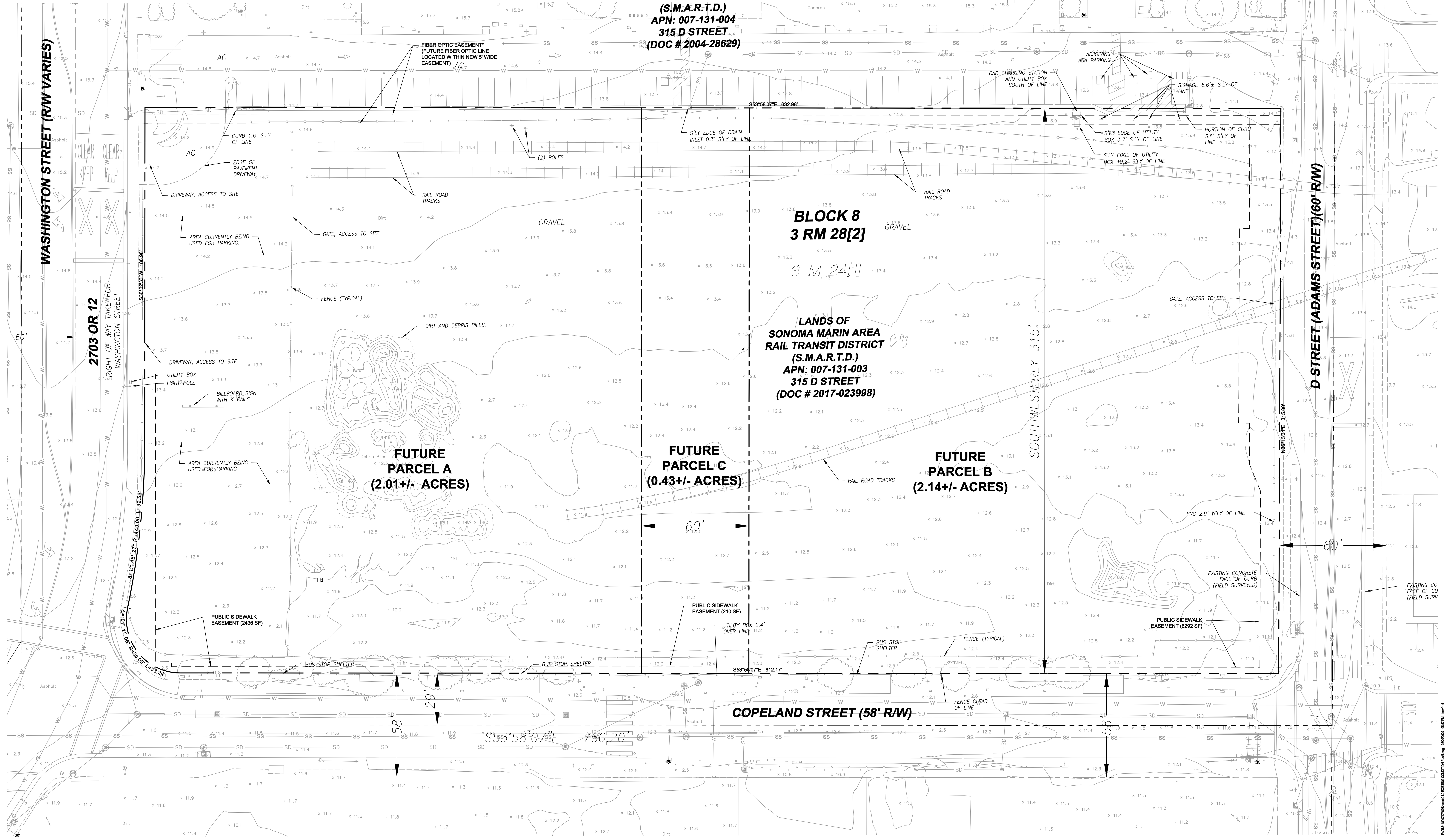
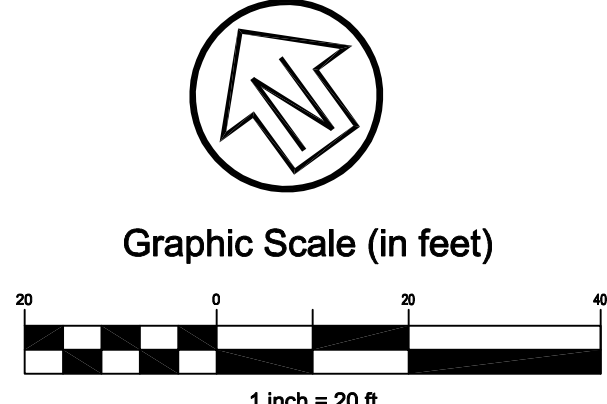
1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BASIS OF BEARINGS IS N68°29'54"E BETWEEN CENTERLINE MONUMENTS ON WASHINGTON STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF THE LANDS OF SOUTHERN PACIFIC TRANSPORTATION COMPANY" RECORDED IN BOOK 571 OF MAPS, PAGE 38, SONOMA COUNTY RECORDS.
3. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) PER OPUS' SOLUTION ON FILE IN THIS OFFICE.
4. TOPOGRAPHY SHOWN IS BASED ON AN AERIAL SURVEY BY 360 AERIAL SURVEYS. THE AERIAL WAS FLOWN ON 6/13/17. AERIAL CONTROL PROVIDED BY CSW/S2.
5. ASSESSOR PARCEL NUMBER: 007-131-003
6. GENERAL PLAN LAND USE DESIGNATION: MIXED USE (MU)
7. ZONING: URBAN CENTER (T5) AND URBAN CORE - OPEN (T6-0) OVERLAY.
8. PORTIONS OF PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD AREAS. 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. FIRM 06097C0982G EFFECTIVE DATE 10/02/2015.

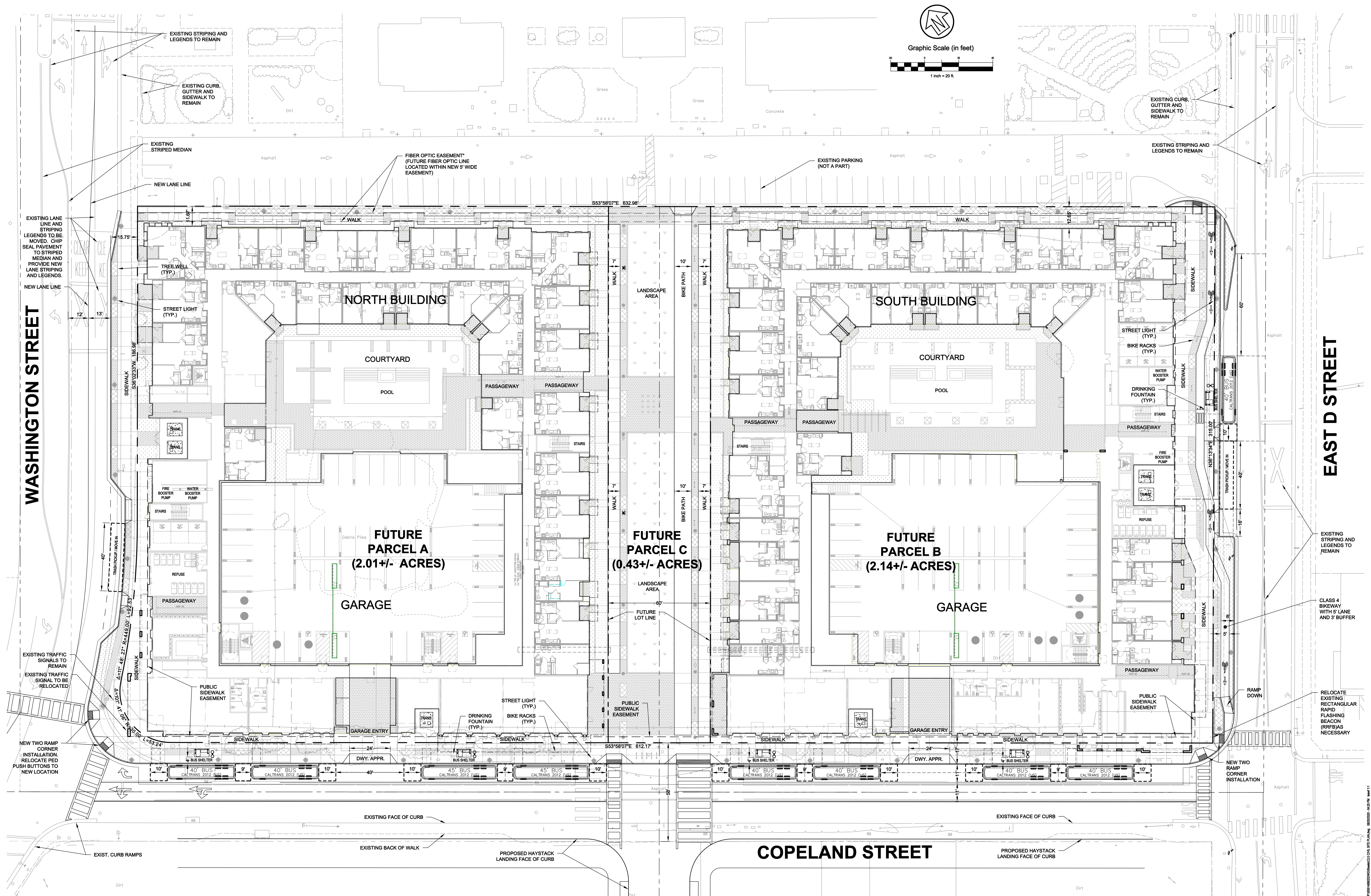
ABBREVIATIONS

AC	ASPHALTIC CONCRETE	HYD	HYDRANT
BFP	BACK FLOW PREVENTER	IRR	IRRIGATION
CL	CENTER LINE	L	LIGHTING CONDUIT
CONC	CONCRETE	SD	STORM DRAIN
DEP	DEPRESSED	SL	STREET LIGHT
E	ELECTRIC	SS	SANITARY SEWER
ELEC	ELECTRICAL	TC	TOP OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TEL	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
FL	FLOW LINE	W	TOP OF WALL
G	GAS	W	WATER
GV	GAS VALVE	WV	WATER VALVE
HV	HIGH VOLTAGE		

LEGEND

	BUILDING
	CONTOUR MAJOR (5' INTERVAL)
	CONTOUR MINOR (1' INTERVAL)
	FENCE
	GRADE BREAK LINE
	TOE OF BANK
	TOP OF BANK





EXISTING		PROPOSED
	CONTOUR - MAJOR	
	CONTOUR - MINOR	
	FENCE	
	PROPERTY / LOT LINE	
	STORM DRAIN	
	TELEPHONE LINE	
	TIES	
	TOE OF BANK	
	TOE OF BANK	
	TREE DRIPLINE	
		N/A

AD	AREA DRAIN	FF	FINISH FLOOR	MH	MANHOLE
BSW	BACK OF SIDEWALK	FG	FINISH GRADE	SD	STORM DRAIN
CB	CATCH BASIN	FL	FLOWLINE	SDCO	STORM DRAIN CLEANOUT
DI	DROP INLET	FS	FINISH SURFACE	SDMH	STORM DRAIN MANHOLE
DL	DAYLIGHT	GB	GRADE BREAK	SF	SQUARE FEET
EG	EXISTING GRADE	HP	HIGH POINT	TC	TOP OF CURB
EL	ELEVATION	INV	INVERT	TF	TOP OF FOOTING
EX	EXISTING	LF	LINEAR FEET	TG	TOP OF GRATE
FC	FACE OF CURB	LP	LOW POINT		

CUT: 797 CUBIC YARDS
FILL: 4,745 CUBIC YARDS
NET: 3,948 CUBIC YARDS (IMPORT)
(INCLUDES ADJUSTMENTS LISTED BELOW)

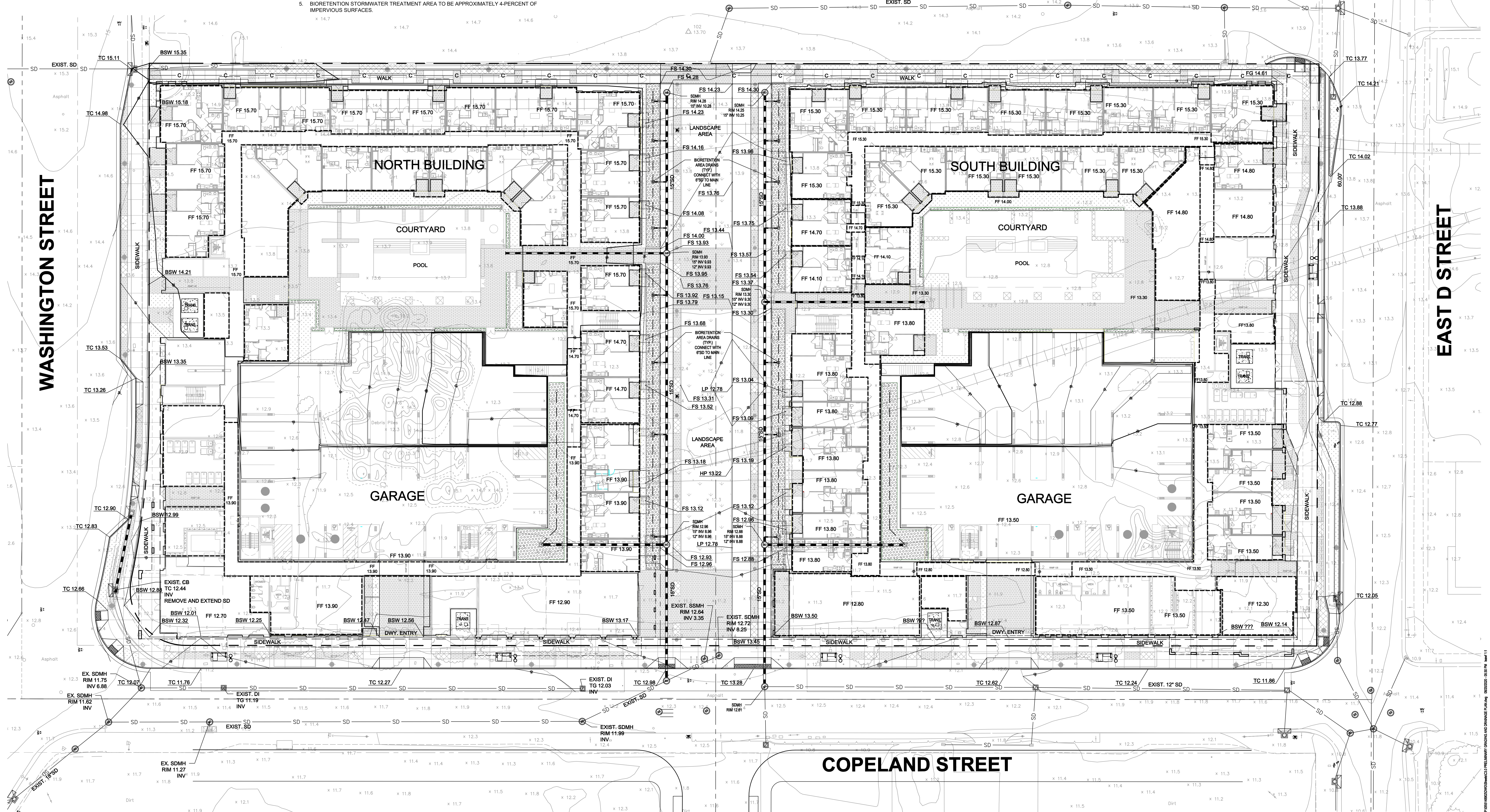
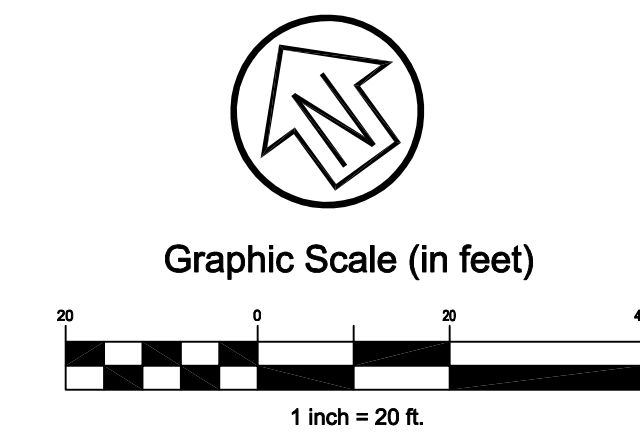
1. PROPOSED FINISH GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN.

2. THE EARTHWORK QUANTITIES ABOVE HAVE NOT BEEN ADJUSTED TO ACCOUNT FOR:

A. FOOTINGS
B. CLEARING AND GRUBBING INCLUDING REMOVAL OF EXISTING PAVEMENT SECTIONS OR UNACCEPTABLE SOILS
C. BULKING OR SHRINKAGE
D. OVER-EXCAVATION AND RE-COMPACTION
E. TOPSOIL

3. THE EARTHWORK QUANTITIES ABOVE HAVE BEEN ADJUSTED TO ACCOUNT FOR:

A. PAVEMENT SECTION (THOROUGHFARE AND SIDEWALK) (ALLOW 12" THICK, 789 CY LESS FILL)
B. SLABS (ALLOW 12" THICK 5792 CY LESS FILL)
C. TRENCH SPOILS FOR STORM DRAIN (ALLOW 363 CY ADDITIONAL CUT)
D. BIORETENTION AREA (ALLOW 30" SECTION, 327 CY ADDITIONAL CUT)

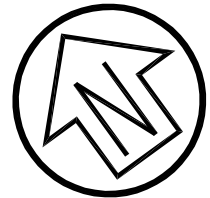


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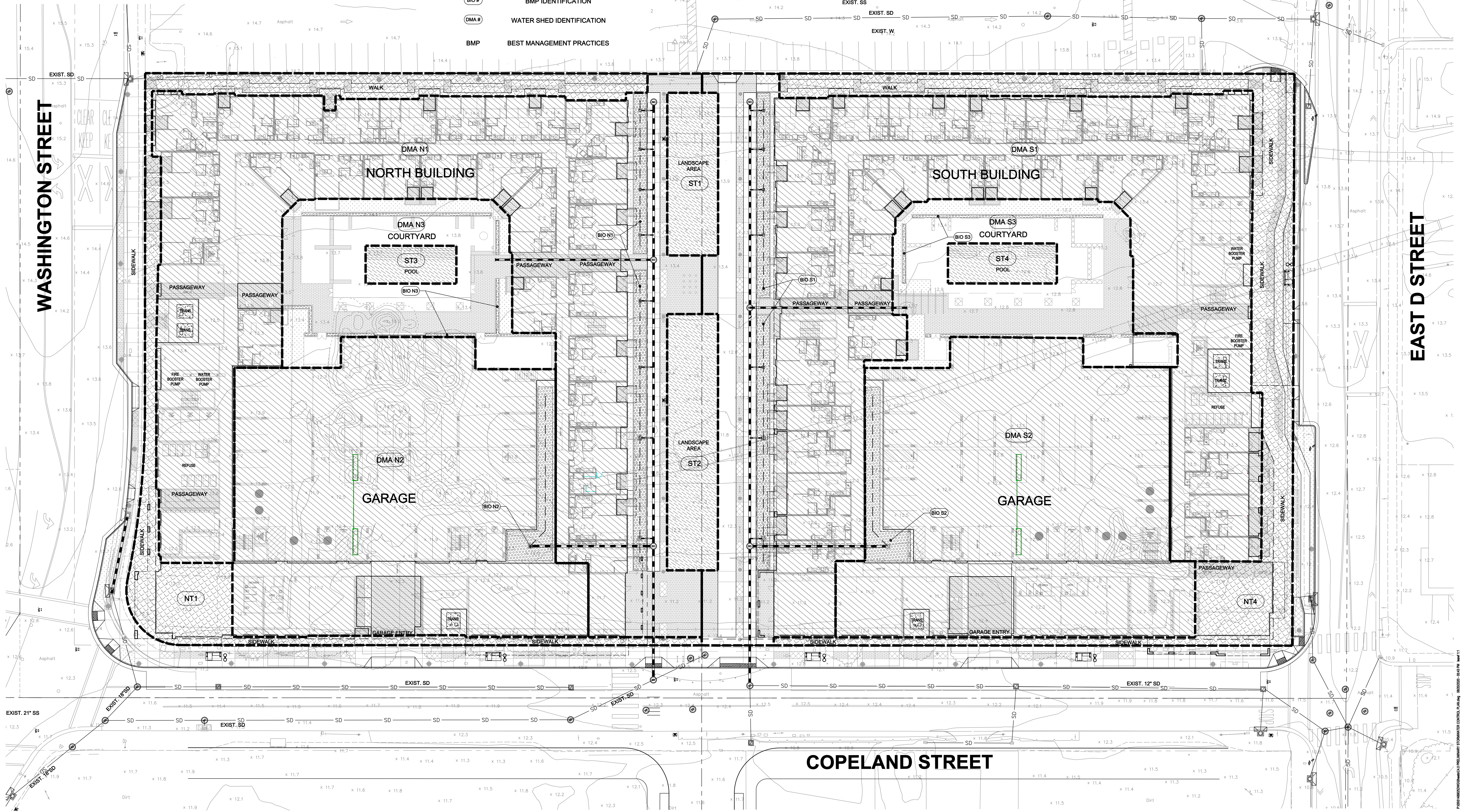
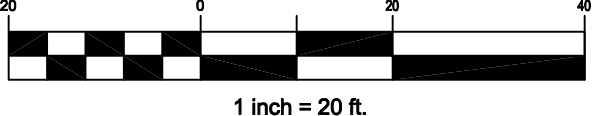
1. MARK STORM INLETS WITH THE WORDS "NO DUMPING" FLOWS TO RIVER" OR EQUIVALENT.
2. PLUMB INTERIOR FLOOR DRAINS TO SANITARY SEWER.
3. PROVIDE CONNECTION TO THE SANITARY SEWER TO FACILITATE DRAINING POOL/SPA.
4. DESIGN FOR DISCHARGE OF FIRE SPRINKLER TEST WATER TO LANDSCAPE OR SANITARY SEWER.
5. DRAIN CONDENSATE OF AIR CONDITIONING UNITS TO LANDSCAPE. LARGE AIR CONDITIONING UNITS MAY CONNECT TO THE SANITARY SEWER.
6. ROOF DRAINS SHALL DRAIN TO UNPAVED AREA WHERE PRACTICABLE. DRAIN BOILER DRAIN LINES, ROOF TOP EQUIPMENT, ALL WASHWATER TO SANITARY SEWER.

LEGEND

	BIORETENTION AREA
	SELF-TREATING AREA
	NOT TREATED AREA
	IMPERVIOUS AREA (PAVEMENT / HARDSCAPE)
	IMPERVIOUS AREA (ROOF)
	PERVIOUS AREA (LANDSCAPE)
	DRAINAGE MANAGEMENT AREA
	BMP IDENTIFICATION
	WATER SHED IDENTIFICATION
	BMP BEST MANAGEMENT PRACTICES

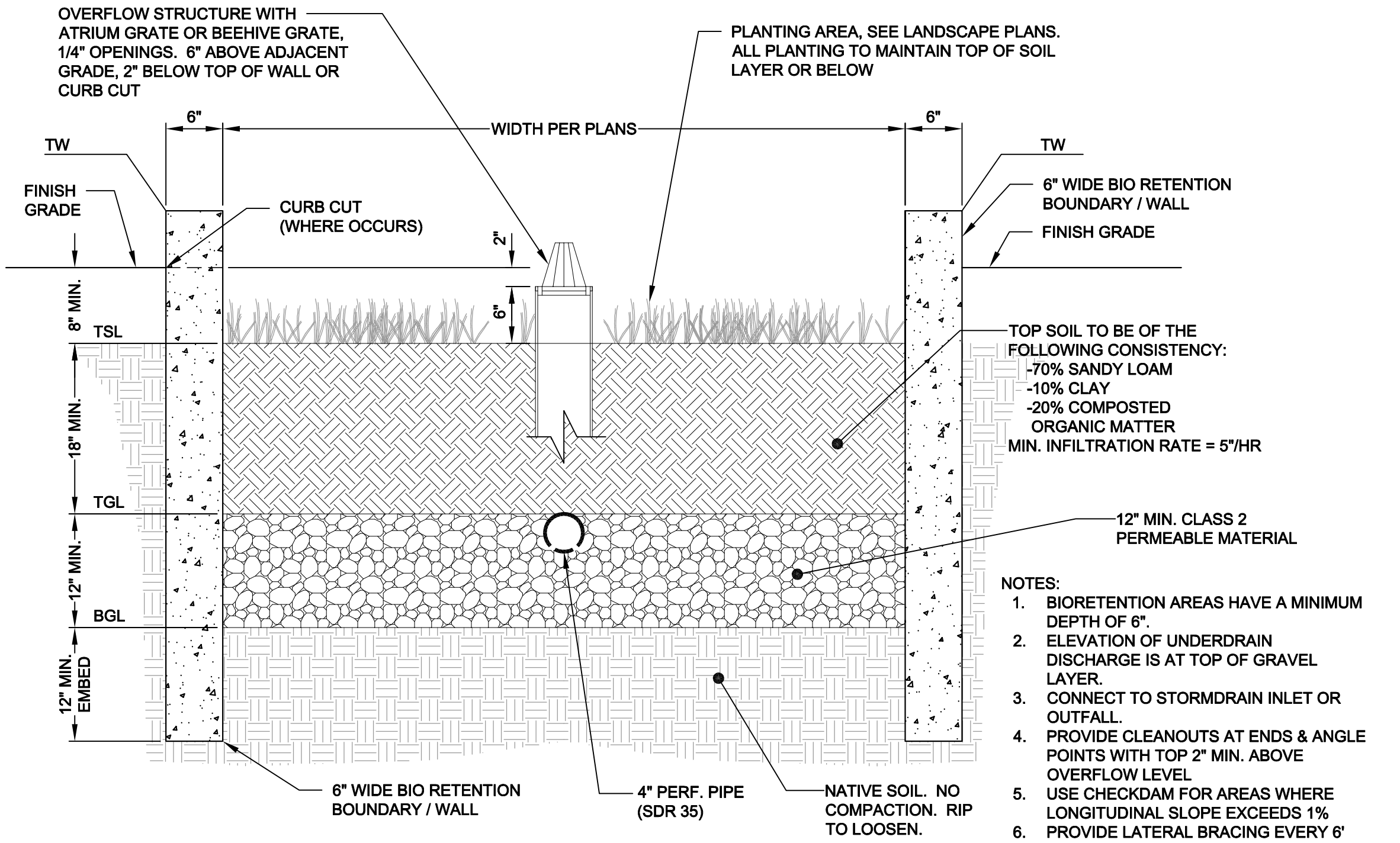


Graphic Scale (in feet)



ABBREVIATIONS

TGL	TOP OF GRAVEL LAYER
TOB	TOP OF BANK
TSL	TOP OF SOIL LAYER
TW	TOP OF WALL
TYP	TYPICAL



1 BIORETENTION AREA DETAIL (BIO AREAS 1 AND 3)
SCALE: 1" = 1'

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO N1		
DMA N1	36191	ROOF	1.0	36191	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	6459	PAVEMENT	1.0	6459			
	0	LANDSCAPE	0.1	0			
TOTAL >				42650	0.04	1706	1767

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO N2		
DMA N2	27111	ROOF	1.0	27111	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				27111	0.04	1084	1060

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO N3		
DMA N3	0	ROOF	1.0	0	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	6666	PAVEMENT	1.0	6666			
	2753	LANDSCAPE	0.1	275			
TOTAL >				6941	0.04	278	415

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO S1		
DMA S1	39090	ROOF	1.0	39090	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	8749	PAVEMENT	1.0	8749			
	0	LANDSCAPE	0.1	0			
TOTAL >				47839	0.04	1914	1760

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO S2		
DMA S2	26387	ROOF	1.0	26387	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				26387	0.04	1055	1060

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO S3		
DMA S3	0	ROOF	1.0	0	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	7107	PAVEMENT	1.0	7107			
	2397	LANDSCAPE	0.1	240			
TOTAL >				7347	0.04	294	354

NOT TREATING		SELF TREATING	
NOT TREATING NAME	NOT TREATING AREA (SF)	SELF TREATING NAME	SELF TREATING AREA (SF)
NT1	9190	ST1	2510
NT2	21525	ST2	3952
		ST3	1042
		ST4	1322

- NOTES:
- NT1 AND NT2 ARE AREAS CONSISTING OF SIDEWALK AND LANDSCAPE IMMEDIATELY ADJACENT TO THE BUILDING WITH LIMITED OPPORTUNITY FOR TREATMENT. RUNOFF WILL SHEET FLOW OVER THE TOP OF CURB AND GUTTER INTO THE PUBLIC STORM DRAIN SYSTEM.
 - ST1 AND ST2 ARE THE LAWN AREAS LOCATED IN THE PEDESTRIAN BIKE THOROUGHFARE AREA.
 - ST3 AND ST4 ARE THE POOLS LOCATED IN THE COURTYARD AREAS OF THE NORTH AND SOUTH BUILDINGS. POOLS ARE PROPOSED TO BE CONNECTED TO THE SANITARY SEWER.

LINETYPES

EXISTING		PROPOSED
---	BOUNDARY LINE	---
---	CENTERLINE	---
---	CONDUIT LINE	---
---	EASEMENT	---
---	FIRE WATER	---
---	JOINT TRENCH	---
---	SANITARY SEWER	---
---	SANITARY SEWER - LATERAL	---
---	STEAM	---
---	STORM DRAIN	---
---	WATER	---
---	WATER LATERAL	---

ABBREVIATIONS

AD	AREA DRAIN	SDCO	STORM DRAIN CLEANOUT
CB	CATCH BASIN	SDMH	STORM DRAIN MANHOLE
DI	DROP INLET	SF	SQUARE FEET
EX	EXISTING	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
INV	INVERT	SSMH	SANITARY SEWER MANHOLE
JT	JOINT TRENCH	TG	TOP OF GRATE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE		
SD	STORM DRAIN		

