



**DESIGN REVIEW NOTES**

**STORMWATER DRAINAGE PLAN**

1. THE CONCEPTUAL STORMWATER DRAINAGE PLAN IS DESIGNED TO COMPLY WITH THE COUNTY REQUIREMENTS FOR ON-SITE STORMWATER MANAGEMENT AND CONTROL OF STORMWATER RUNOFF TO MINIMIZE OFF-SITE IMPACTS AND IMPROVE STORMWATER QUALITY.
2. THE EXISTING SOUTH WING OF THE HOUSE TOTALS 926 SQUARE FEET (SQ FT) OF IMPERVIOUS AREA. THIS AREA IS COMPRISED OF THE ROOF AND EAVE OVERHANG..
3. THE PROPOSED REMODEL PLAN ADDS 450 SQ FT OF NEW IMPERVIOUS AREA, GIVING A TOTAL OF 1,876 SQ FT OF IMPERVIOUS AREA.
4. THE PROPOSED REMODEL PLAN DOES NOT ADD ANY IMPERVIOUS HARDSCAPE.
5. RUNOFF FROM THE REMODELED ROOF WILL BE COLLECTED IN A PIPED DRAINAGE SYSTEM. APPROXIMATELY 50 PERCENT OF THE RUNOFF WILL BE DIRECTED TO AN EXISTING GRASS-LINED DRAINAGE SWALE ON THE SITE, AND 50 PERCENT WILL BE DIRECTED TO THE EXISTING ROOF DRAINAGE PIPING SYSTEM.
6. AREA DRAINS IN LANDSCAPE AREAS ARE LIMITED TO LOCATIONS WHERE THEY ARE NECESSARY TO PREVENT WATER PONDING THAT COULD DAMAGE THE HOUSE.

**EXCAVATION & GRADING PLAN**

1. SITE GRADING WILL BE COMPLETED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT AND THE APPROVED SITE GRADING PLAN. SITE GRADING WILL BE LIMITED TO EXCAVATION WITHIN THE FOOTPRINT OF THE SOUTH WING AND THE ADJACENT RETAINING WALLS.
2. EXCESS EXCAVATED MATERIAL WILL BE SPREAD ON-SITE IN THE LOCATION SHOWN ON THE DRAWINGS. THE MATERIAL WILL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. EROSION CONTROL MEASURES WILL BE INSTALLED.

**EROSION CONTROL**

1. EROSION CONTROL MEASURES WILL BE INCORPORATED INTO THE PROJECT DURING CONSTRUCTION AND IMPLEMENTED BY THE CONSTRUCTION CONTRACTOR. STRAW WATTLES WILL BE PLACED AROUND THE DOWN-SLOPE PERIMETER OF THE DISTURBED AREA. EXCAVATED AREAS AND SOIL STOCKPILES WILL BE COVERED WITH PLASTIC TARP TO MINIMIZE EROSION. AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED BY SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET AND STRAW WATTLES.
2. PERMANENT EROSION CONTROL WILL BE PROVIDED BY LANDSCAPING THE ENTIRE DISTURBED AREA AT THE COMPLETION OF THE WORK.

**STORMWATER POLLUTION PREVENTION**

1. SPECIFICATIONS WILL BE INCLUDED ON THE PROJECT DRAWINGS OUTLINING CONSTRUCTION PRACTICES THAT MUST BE FOLLOWED TO PREVENT STORMWATER POLLUTION. CONSTRUCTION WORKERS WILL BE ADVISED OF REQUIRED CONSTRUCTION MEASURES FOR AVOIDING STORMWATER POLLUTION. THESE MEASURES WILL INCLUDE PROCEDURES FOR MATERIAL STORAGE, USE AND DISPOSAL OF HAZARDOUS MATERIALS (PAINT, SOLVENTS, ADHESIVES, ETC.), WASTE DISPOSAL PROCEDURES, CONCRETE WASHOUT REQUIREMENTS AND OTHER CONSTRUCTION PRACTICES.

**UTILITY PLAN**

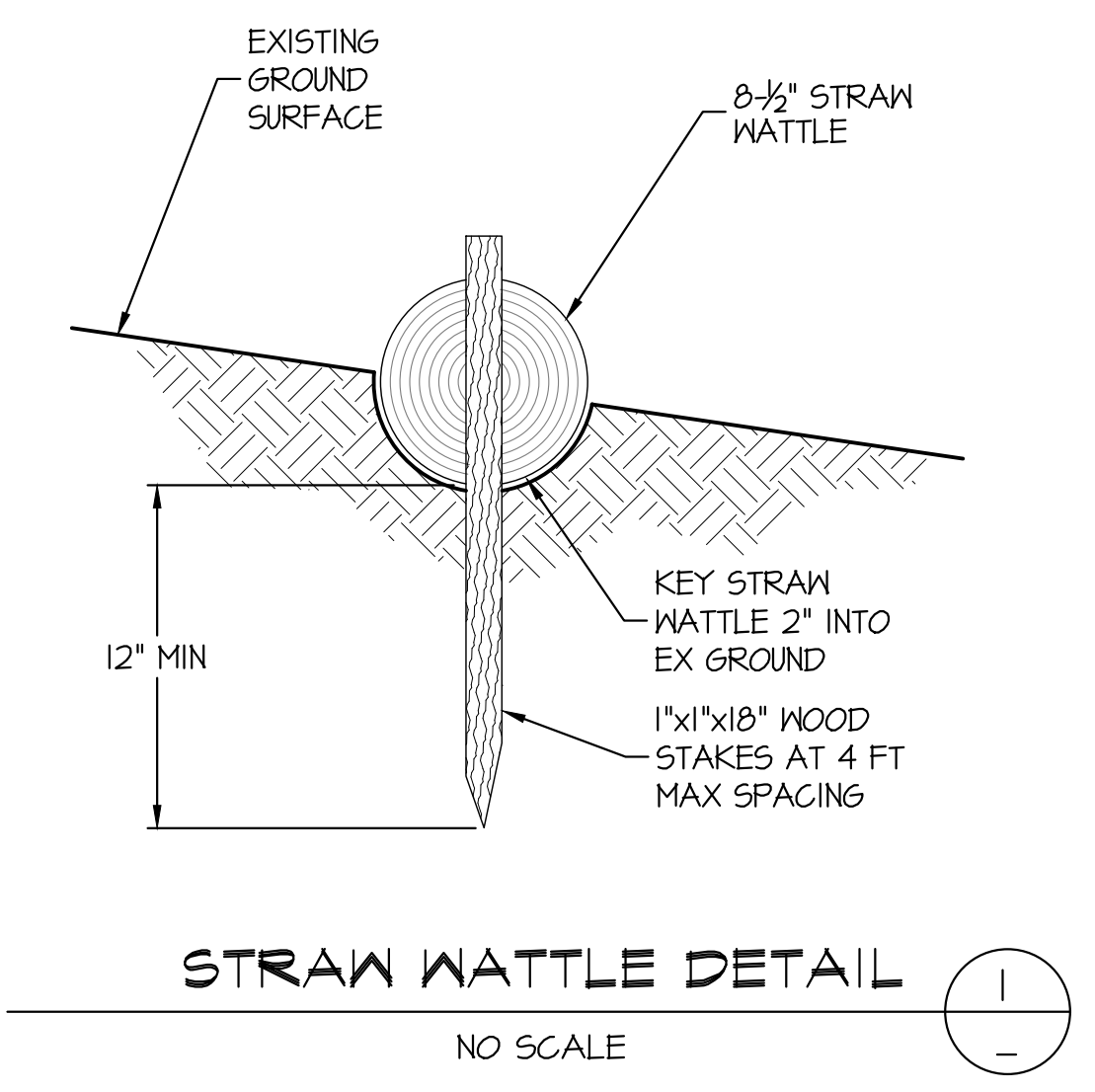
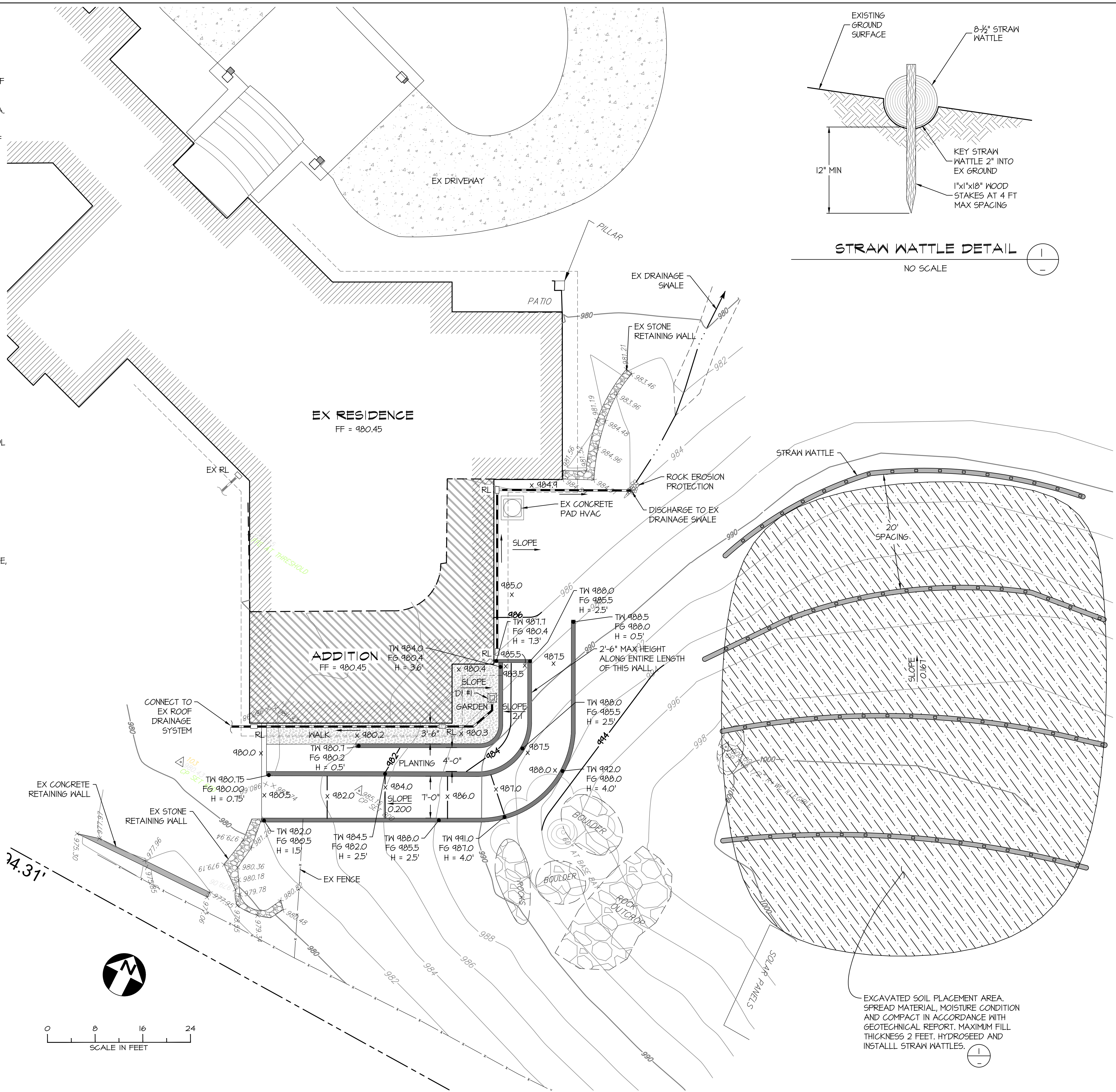
1. ALL UTILITY SERVICES WILL BE PROVIDED BY EXTENSION FROM THE EXISTING HOUSE. NO NEW CONNECTIONS TO SERVICE MAINS ARE PLANNED.

**RETAINING WALL CONSTRUCTION NOTES**

1. ALL RETAINING WALLS WILL BE REINFORCED CONCRETE CONSTRUCTION SUPPORTED BY SPREAD FOOTINGS OR DRILLED PIERS AS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.

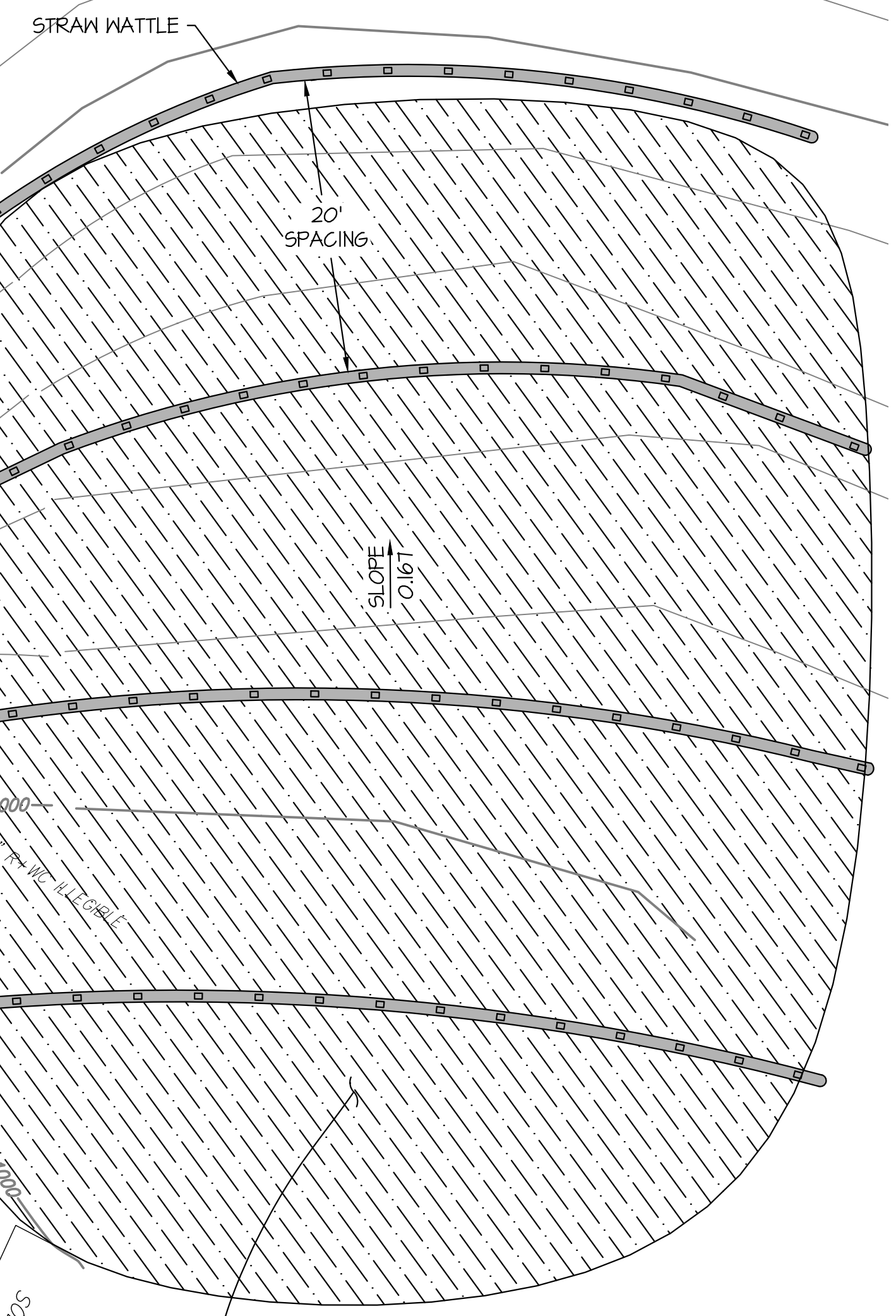
**EXISTING UTILITY LOCATION**

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO STARTING WORK. CONTACT THE ENGINEER TO REVIEW UTILITY LOCATION AND ANY CONFLICTS WITH THE PROPOSED WORK PRIOR TO STARTING WORK. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE ASSUMED LOCATIONS BASED ON VISIBLE FEATURES AND MAY NOT INCLUDE ALL EXISTING UTILITIES.

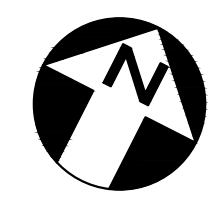


**STRAW WATTLE DETAIL**

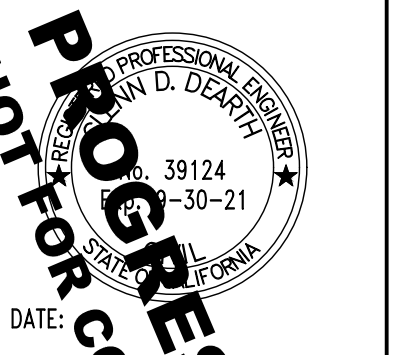
NO SCALE



EXCAVATED SOIL PLACEMENT AREA. SPREAD MATERIAL, MOISTURE CONDITION AND COMPACT IN ACCORDANCE WITH GEOTECHNICAL REPORT. MAXIMUM FILL THICKNESS 2 FEET. HYDROSEED AND INSTALL STRAW WATTLES.



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ISSUED FOR REVIEW  
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**STONE RESIDENCE REMODEL**

**APN 165-010-89**  
**1499 LUCAS VALLEY ROAD**  
**SAN RAFAEL, CALIFORNIA 94903**

REVISIONS		
NO.	DATE	DESCRIPTION
Δ	12/12/19	ISSUED FOR REVIEW
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Δ		
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Δ		

DESIGNED BY: G. DEARTH  
DRAWN BY: E. HAYDEN  
APPROVED BY:  
SCALE: 1" = 8'-0"  
DATE: 12/12/2019  
PROJECT NO: 613.001

**CONCEPTUAL GRADING AND DRAINAGE PLAN**

REVISION: **0**  
SHEET NO.: **2 OF 2**  
DRAWING: **C-2**