

GENERAL NOTES

1. OWNER:	HAGSTROM PROPERTIES, LLC PO BOX 1220 CLAYTON, CA 94517
DEVELOPER:	CITY VENTURES 444 SPEAR STREET, SUITE 200 SAN FRANCISCO, CA 94105 ANDREW WARNER (415) 845 0293
2. ENGINEER:	LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94547 JACKIE LUK PLS 8934 (510) 724-3388
3. SOILS ENGINEER:	TMAKDISSY CONSULTING, INC. 23 LAS COLINAS LANE, SUITE 106 SAN JOSE, CA 95119 (408) 227-8595
4. ASSESSOR'S PARCEL NO.:	071-0228-001-02
5. TOTAL LOT AREA:	2.78 ACRE (121,096 S.F.)
6. ZONING	CURRENT ZONING: R-2-PD PROPOSED ZONING: R-2-PD EXISTING LAND USE: MIXED USE (MU-5) PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL
7. BOUNDARY COMPILED FROM FIELD SURVEY & RECORD INFORMATION.	
8. UTILITIES:	STORM: CITY OF ALAMEDA SEWER: CITY OF ALAMEDA WATER: EAST BAY MUNICIPAL UTILITY DISTRICT ELECTRIC: ALAMEDA MUNICIPAL POWER GAS: PACIFIC GAS AND ELECTRIC COMPANY COMMUNICATION: AT&T
9. CONTOUR INTERVAL:	EXISTING: 2 FOOT SOURCE: FIELD SURVEY; DATE: FEB. 2014
10. FLOOD ZONE:	THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE "X" (NO SHADING), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06001C0088G, MAP EFFECTIVE DATE: AUGUST 3, 2009.

SUBDIVIDER’S STATEMENT

THE EXISTING USE OF THE PROPERTY IS AN INDUSTRIAL WAREHOUSE SITE.

THE PROPOSED USE OF THE PROPERTY IS RESIDENTIAL.

THE IMPROVEMENTS PROPOSED TO BE MADE ARE THE UTILITIES, ROADS, AND BUILDINGS AS SHOWN ON THE DESIGN REVIEW APPLICATION PACKAGE PLN 13-0175. PROPOSED TIMELINE FOR CONSTRUCTION OF IMPROVEMENTS IS A CONSTRUCTION START OF EARLY 2016, WITH COMPLETION IN EARLY 2017.

PROPOSED EASEMENTS FOR DEDICATION ARE SHOWN ON SHEET T-4 OF THIS TENTATIVE MAP.

TREE PLANTING AND LANDSCAPING ARE SHOWN ON THE LANDSCAPING PLANS.

ALL IMPROVEMENTS ARE IN CONFORMANCE WITH CITY OF ALAMEDA BUILDING AND ZONING CODES.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ALAMEDA , COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF CLEMENT AVENUE AND THE SOUTHEASTERLY LINE OF WILLOW STREET; THENCE FROM SAID POINT OF BEGINNING SOUTH 61°21’ EAST ALONG THE SOUTHWESTERLY LINE OF CLEMENT AVENUE 285.76 FEET TO A POINT THEREIN; THENCE SOUTH 28°39’ WEST 95.99 FEET TO A POINT; THENCE SOUTH 61°21’ EAST 174.32 FEET TO A POINT; THENCE SOUTH 28°39’ WEST 204.10 FEET TO A POINT IN THE NORTHEASTERLY LINE OF EAGLE AVENUE; THENCE NORTH 61°21’ WEST ALONG THE NORTHEASTERLY LINE OF EAGLE AVENUE 460.02 FEET TO THE SOUTHEASTERLY LINE OF WILLOW STREET; THENCE NORTH 28°59’ EAST ALONG THE SOUTHEASTERLY LINE OF WILLOW STREET 300.29 FEET TO THE POINT OF BEGINNING.

APN: 071-0228-001-02

EXISTING EASEMENTS

EXCEPTIONS TO TITLE AS CONTAINED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 0131-619732AL4, DATED FEBRUARY 26, 2014, AT 7:30 A.M.

1.

AN EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF ALAMEDA, RECORDED JULY 12, 1944 AS BOOK 4541, PAGE 442 OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN. (EXC. 3 – PLOTTED)
2.

AN EASEMENT FOR UNDERGROUND STORM SEWER PIPES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF ALAMEDA, A MUNICIPAL CORPORATION, RECORDED AUGUST 16, 1973 AS SERIES NO. 73-112002, REEL 3490, IMAGE 183 OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN. (EXC. 4 – PLOTTED)

BASIS OF SURVEY

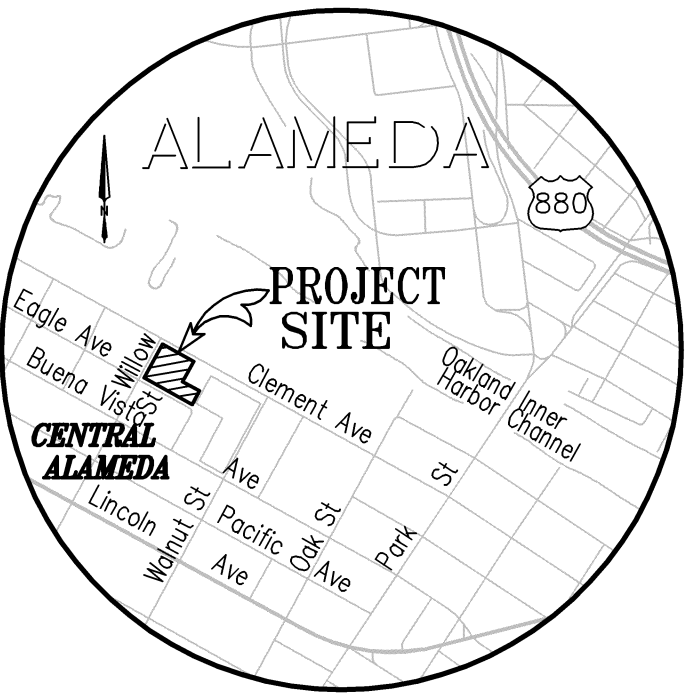
THE BEARING BETWEEN TWO FOUND USGS MONUMENTS ON CLEMENT AVENUE, TAKEN AS SOUTH 59°56’05" EAST, AS SHOWN ON PARCEL MAP 3730, RECORDED IN BOOK 133 OF PARCEL MAPS AT PAGE 57, ALAMEDA COUNTY RECORDS.

REFERENCE MAPS

R1) PARCEL MAP 3730, BOOK 133 OF PARCEL MAPS AT PAGE 57, ALAMEDA COUNTY RECORDS
R2) PARCEL MAP 1367, BOOK 87 OF PARCEL MAPS AT PAGE 2, ALAMEDA COUNTY RECORDS.

BENCHMARK

USGS MONUMENT STAMPED CLEM WILL 1947, BEING A STANDARD TRAVERSE STATION DISK, SET IN TOP OF A CONCRETE POST 6 INCHES SQUARE AT THE TOP, 6 BY 10 INCHES AT THE BOTTOM, AND 30 INCHES LONG. THE MARK IS ABOUT 10 INCHES BELOW THE SURFACE OF THE GROUND, AND IS ACCESSIBLE THROUGH A SMALL MANHOLE COVERED WITH A CITY OF OAKLAND IRON LID. ELEVATION = 6.517, CITY OF ALAMEDA DATUM.



VICINITY MAP

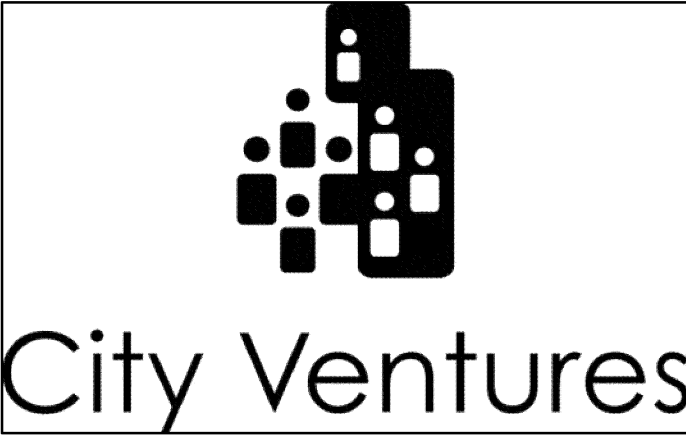
NOT TO SCALE

LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	ADJOINERS PROPERTY LINE
	MONUMENT LINE
	STORM SEWER EASEMENT LINE
	SEWER EASEMENT LINE
	DOCUMENT NUMBER
	BUILDING LINE
	BUILDING HATCH
	CHAIN LINK FENCE
	CATCH BASIN
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE BOX
	PACIFIC GAS & ELECTRIC BOX
	TREE
	POWER POLE
	GUY POLE
	UTILITY BOX
	WATER METER
	GAS METER
	GAS VALVE
	JOINT POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	STREET LIGHT
	STREET LIGHT BOX
	SIGN
	CONCRETE ELEVATION
	GROUND ELEVATION
	TOP OF PAVEMENT ELEVATION
	TOP OF CURB ELEVATION
	EDGE OF PAVEMENT ELEVATION
	TOP OF WALL ELEVATION
	BACK OF SIDEWALK ELEVATION
AC	ASPHALT CONCRETE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
BOL	BOLLARD
CONC	CONCRETE
CLF	CHAIN LINK FENCE
DWY	DRIVEWAY
EB	ELECTRIC BOX
FDC	FIRE DETECTOR CONNECTOR
GUY	GUY POLE
GRD	GROUND
GB	GRADE BREAK
PIV	PREVENTOR IRRIGATION VALVE
PL	PROPERTY LINE
TFC	TOP FACE OF CURB
TW	TOP FACE OF WALL
	JOINT POLE & STREET LIGHT

SHEET INDEX

T-1	TITLE SHEET
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T-3	TOPOGRAPHIC SURVEY
T-4	PROPOSED SUBDIVISION
C-1	DEMOLITION PLAN
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	STORMWATER PLAN
C-5	EROSION CONTROL PLAN



ALAMEDA II - HAGSTROM
CITY VENTURES

VESTING TENTATIVE MAP
SUBDIVISION 10305

BEING THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED FILED DECEMBER 31, 2002 AS DOCUMENT NO. 2002-614790, ALAMEDA COUNTY RECORDS, STATE OF CALIFORNIA

CITY AND COUNTY OF ALAMEDA, CALIFORNIA
JULY 2015



SEAL

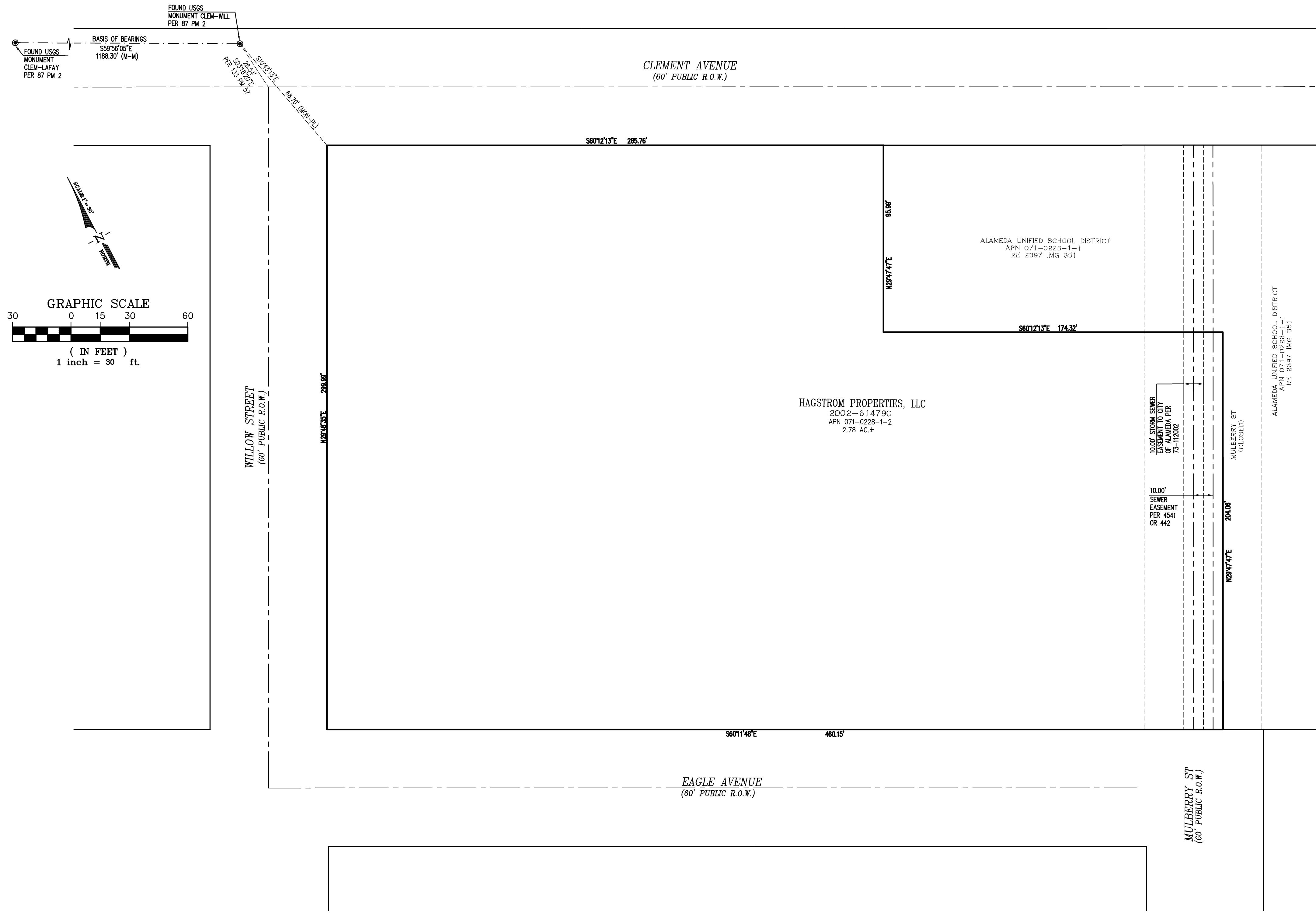
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Land Planning
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Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

TITLE SHEET &
GENERAL NOTES

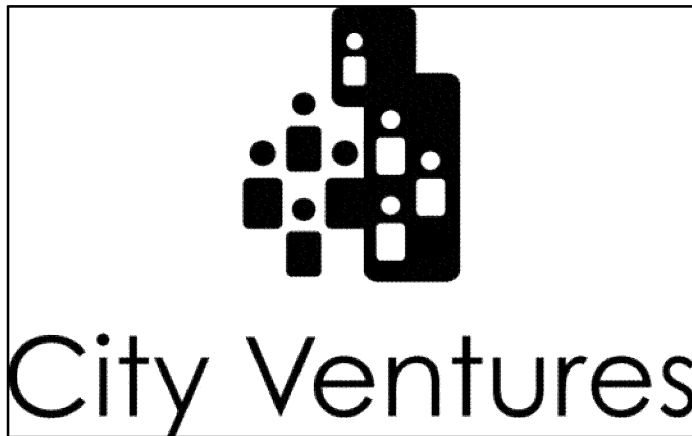
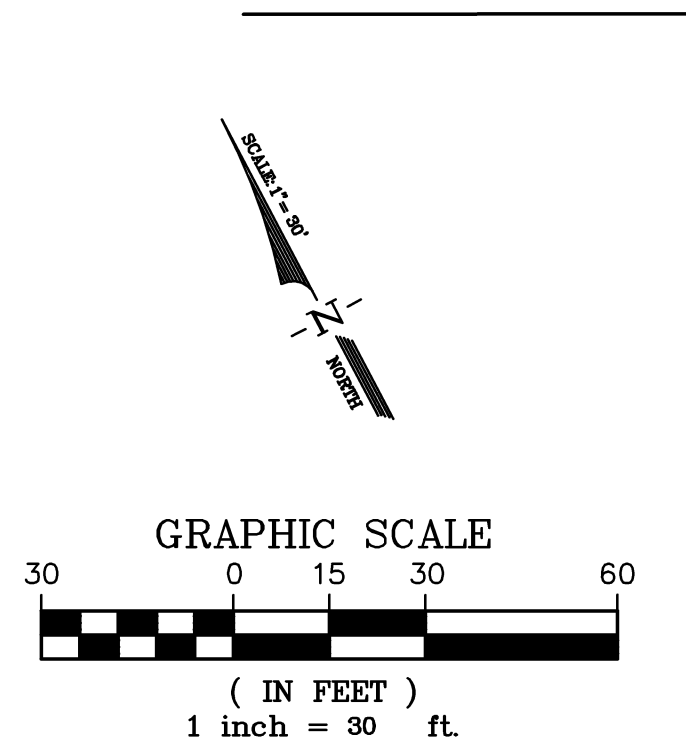
T-1



LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY - SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	ADJOINERS PROPERTY LINE
	MONUMENT LINE
	STORM SEWER EASEMENT LINE
	SEWER EASEMENT LINE
DOC. NO.	DOCUMENT NUMBER
	FORMER RIGHT-OF-WAY LINE

FOR LEGAL DESCRIPTION AND EXISTING EASEMENTS, SEE SHEET T-1.



ALAMEDA II - HAGSTROM
CITY VENTURES

VESTING TENTATIVE MAP
SUBDIVISION 10305

CITY AND COUNTY OF ALAMEDA, CALIFORNIA
SCALE: 1"= 30' JULY 2015



SEAL

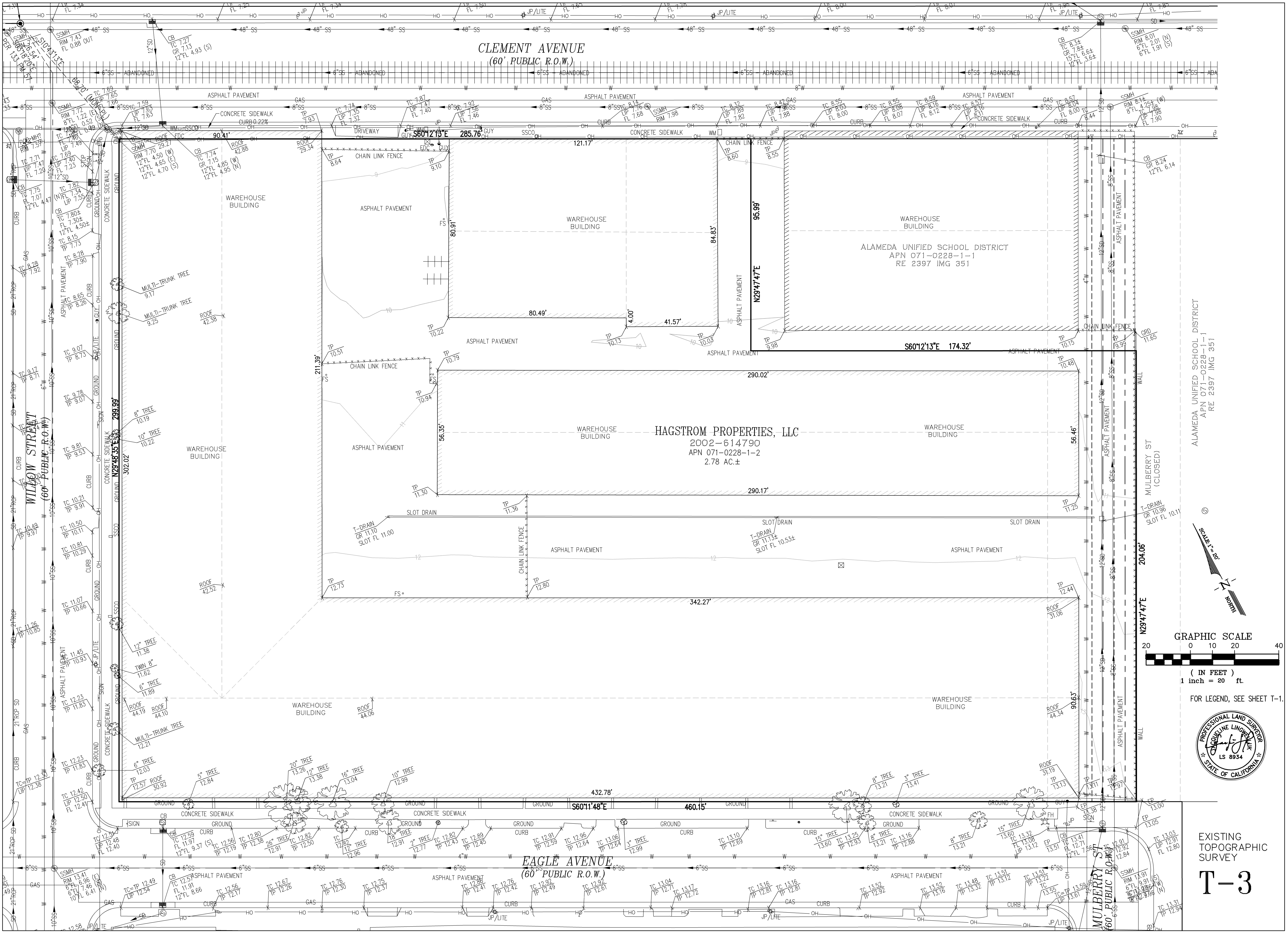
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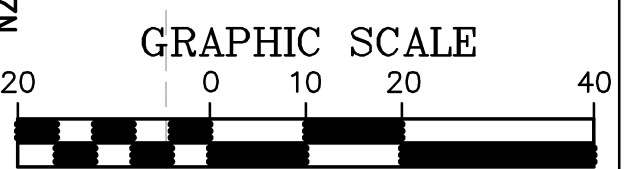
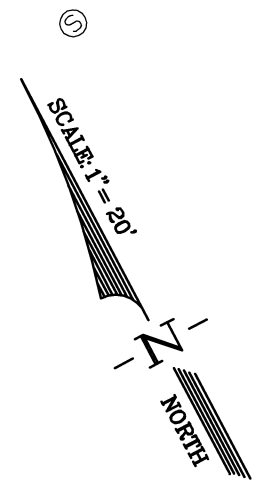
EXISTING
BOUNDARY SURVEY

T-2



ALAMEDA UNIFIED SCHOOL DISTRICT
APN 071-0228-1-1
RE 2397 IMG 351

HAGSTROM PROPERTIES, LLC
2002-614790
APN 071-0228-1-2
2.78 AC.±



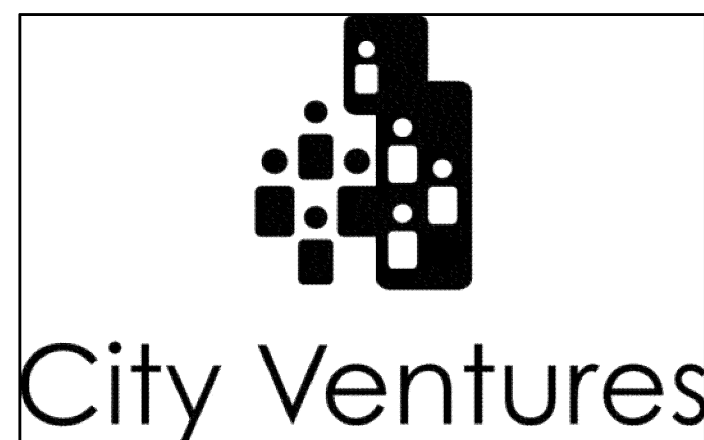
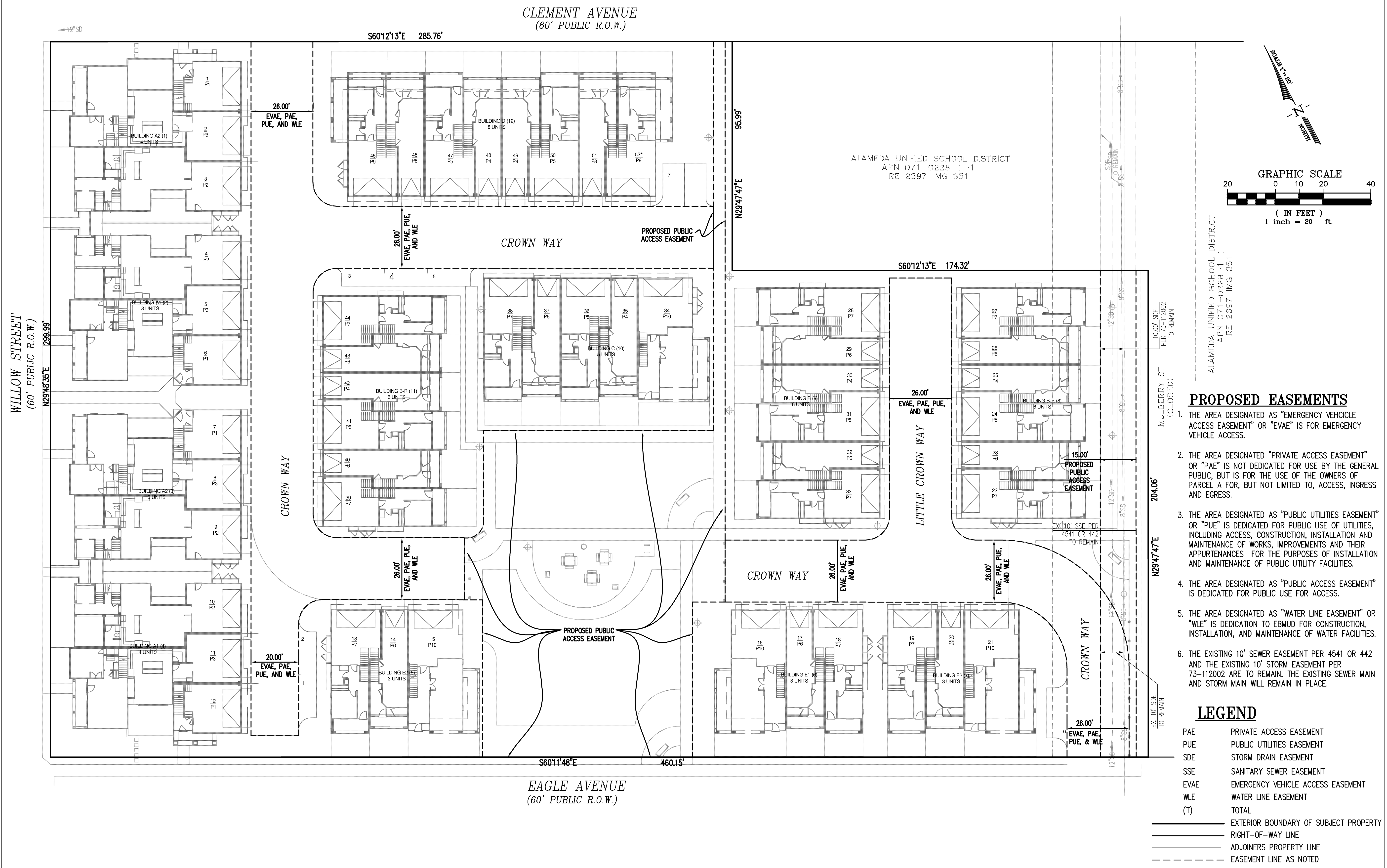
(IN FEET)
1 inch = 20 ft.

FOR LEGEND, SEE SHEET T-1.



EXISTING
TOPOGRAPHIC
SURVEY

T-3



ALAMEDA II - HAGSTROM CITY VENTURES

VESTING TENTATIVE MAP SUBDIVISION 10305

CITY AND COUNTY OF ALAMEDA, CALIFORNIA

SCALE: 1"= 20' JULY 2015



SEAL

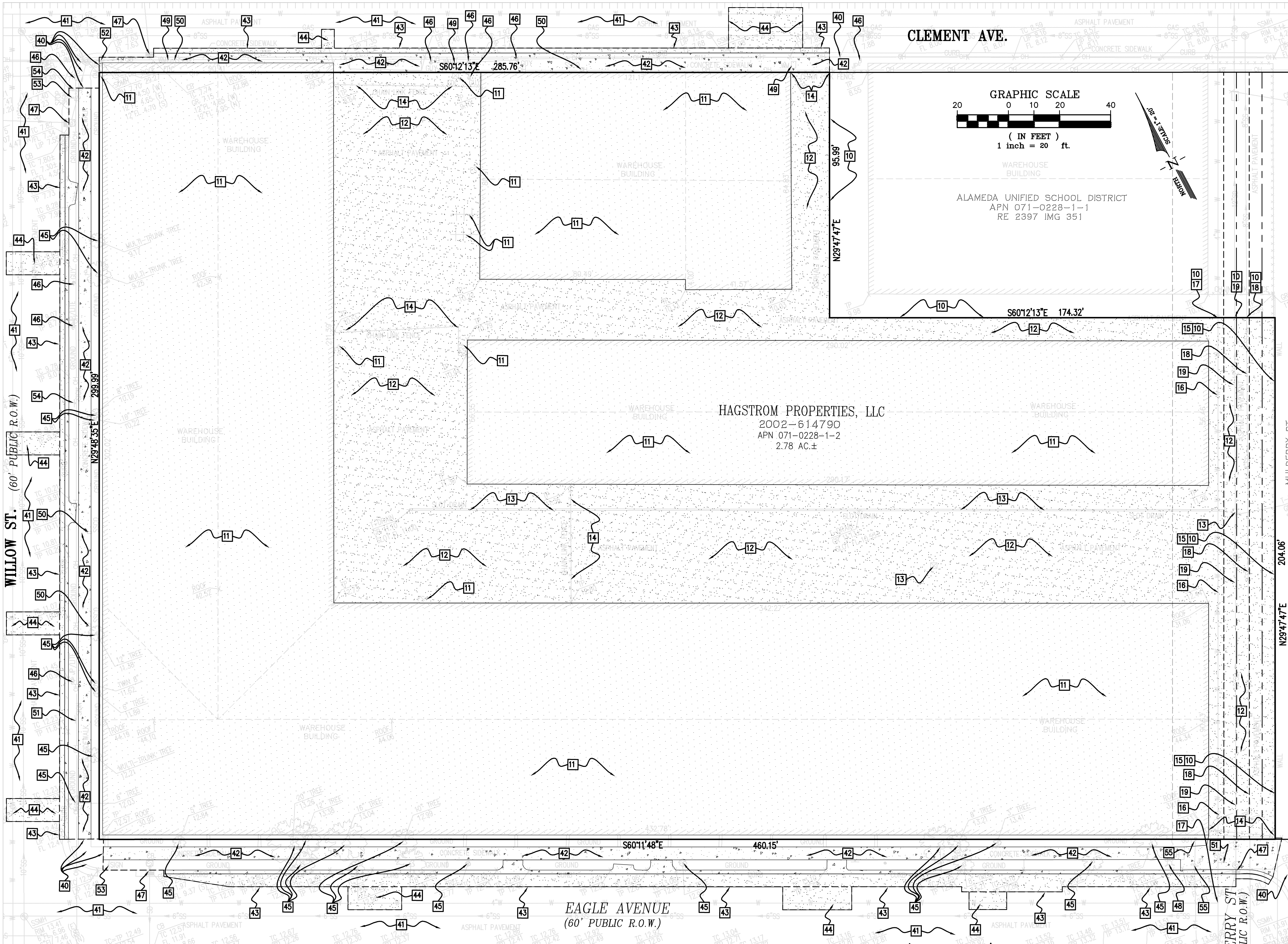
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PROPOSED
SUBDIVISION

T-4

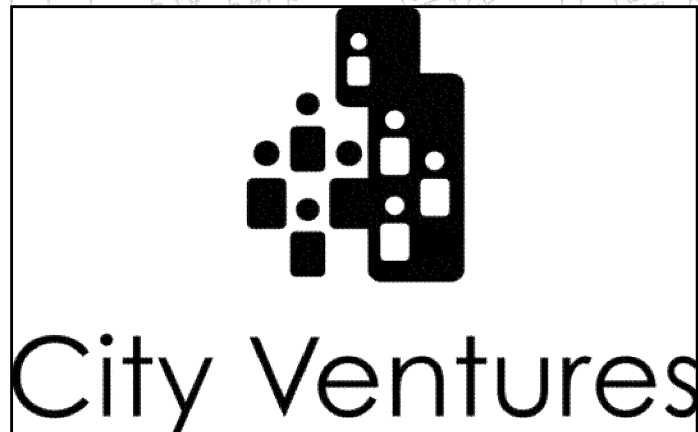


DEMO NOTES (ONSITE):

- 10 LIMIT OF DEMOLITION WORK.
- 11 REMOVE EXISTING BUILDING AND ALL ASSOCIATED APPURTANANCES SUCH AS, BUT NOT LIMITED TO, WALLS, ROOF TOPS, FOOTINGS, AND UTILITY SERVICES. CONTRACTOR SHALL COORDINATE DISCONNECTION WORK WITH APPROPRIATE UTILITY SERVICE PROVIDER PRIOR TO START OF DEMOLITION.
- 12 REMOVE EXISTING PAVEMENT AND SUBBASE MATERIAL. REFER TO SPECIFICATIONS FOR RECYCLED MATERIAL REQUIREMENTS (AS APPLICABLE).
- 13 REMOVE EXISTING STORM DRAIN FACILITY.
- 14 REMOVE EXISTING FENCING.
- 15 EXISTING RETAINING WALL TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS. SEE IMPROVEMENT PLANS FOR FENCING REQUIREMENTS.
- 16 REMOVE PORTION OF EXISTING EBMUD WATER MAIN WITHIN FORMER MULBERRY STREET ALIGNMENT, IN COORDINATION WITH EBMUD.
- 17 CAP END OF EXISTING WATER MAIN AT LOCATION, AS DIRECTED BY EBMUD.
- 18 EXISTING SANITARY SEWER MAIN WITHIN FORMER MULBERRY STREET ALIGNMENT TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS. SEE IMPROVEMENT PLAN FOR POTHOLING REQUIREMENTS.
- 19 EXISTING STORM DRAIN MAIN WITHIN FORMER MULBERRY STREET ALIGNMENT, TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS.

DEMO NOTES (OFFSITE):

- 40 PORTION OF EXISTING CURB, GUTTER, AND SIDEWALK TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS.
- 41 PORTION OF EXISTING ASPHALT PAVEMENT TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS.
- 42 REMOVE PORTION OF EXISTING CURB, GUTTER, AND SIDEWALK AND REPLACE PER IMPROVEMENTS PLANS.
- 43 REMOVE PORTION OF EXISTING ASPHALT PAVEMENT AS NECESSARY TO INSTALL NEW HARDSCAPE IMPROVEMENTS PER IMPROVEMENT PLAN.
- 44 REMOVE PORTION OF EXISTING ASPHALT PAVEMENT AS NECESSARY TO INSTALL NEW UTILITY TRENCHES PER UTILITY PLAN.
- 45 REMOVE EXISTING STREET TREE.
- 46 EXISTING JOINT POLE AND ASSOCIATED ELEMENTS TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS, OR MODIFY AS REQUIRED PER JOINT TRENCH IMPROVEMENT PLANS (BY OTHERS).
- 47 EXISTING STORM DRAIN STRUCTURE TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS.
- 48 EXISTING FIRE HYDRANT TO REMAIN. EXISTING STORM DRAIN STRUCTURE TO REMAIN. CONTRACTOR SHALL PROTECT THROUGHOUT ENTIRE CONSTRUCTION PROCESS.
- 49 REMOVE EXISTING WATER METER AND ASSOCIATED WATER SERVICE LATERAL IN ACCORDANCE WITH EBMUD STANDARDS.
- 50 REMOVE EXISTING SANITARY SEWER CLEANOUT AND ASSOCIATED SEWER LATERAL IN ACCORDANCE WITH CITY STANDARDS.
- 51 REMOVE EXISTING PARKING SIGN.
- 52 EXISTING STREET SIGN TO REMAIN.
- 53 EXISTING STOP SIGN TO REMAIN.
- 54 REMOVE EXISTING RAIL ROAD CROSSING SIGN.
- 55 REMOVE OR RELOCATE EXISTING JOINT POLE AND ASSOCIATED GUY WIRE IN COORDINATION WITH PG&E.



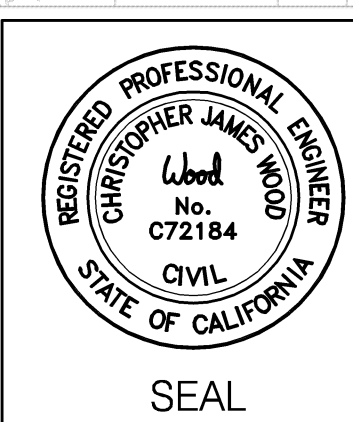
ALAMEDA II - HAGSTROM
CITY VENTURES
2100 CLEMENT
ALAMEDA, CA

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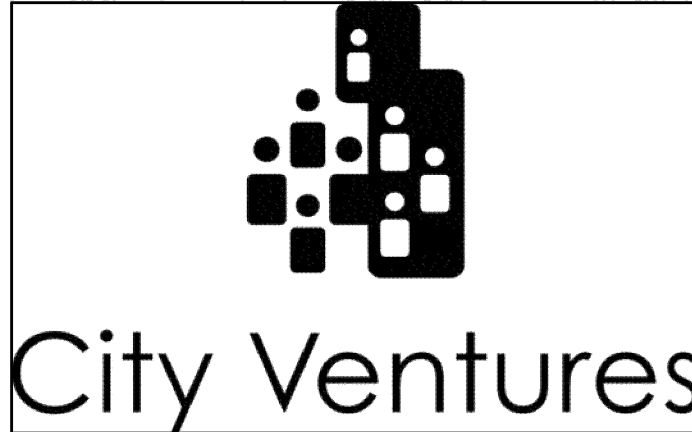
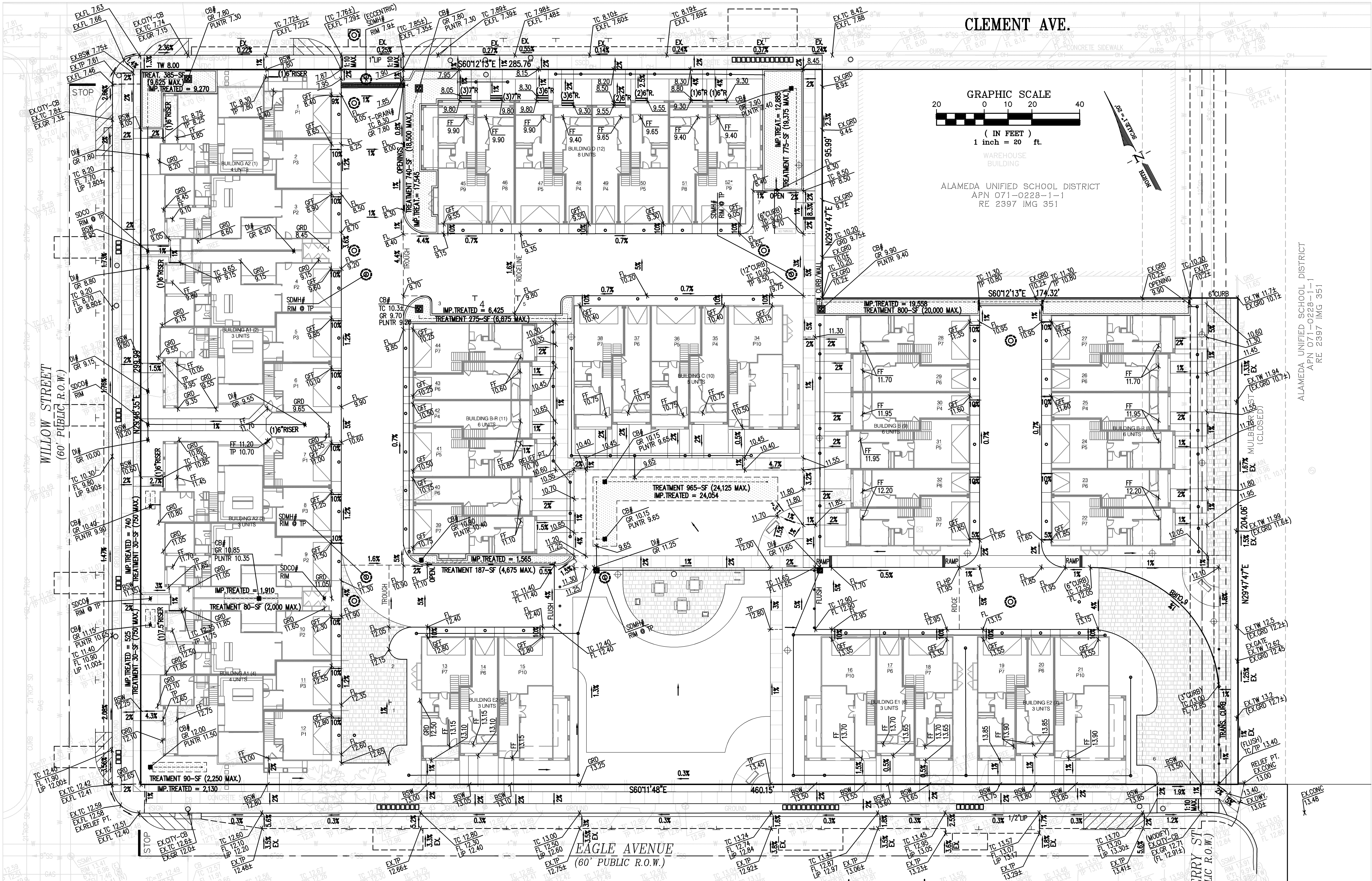
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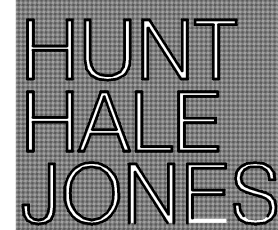
PRELIMINARY
DEMOLITION PLAN

C-1

DATE: 07-02-2015
PROJECT: 14024A10



ALAMEDA II - HAGSTROM
CITY VENTURES
2100 CLEMENT
ALAMEDA, CA

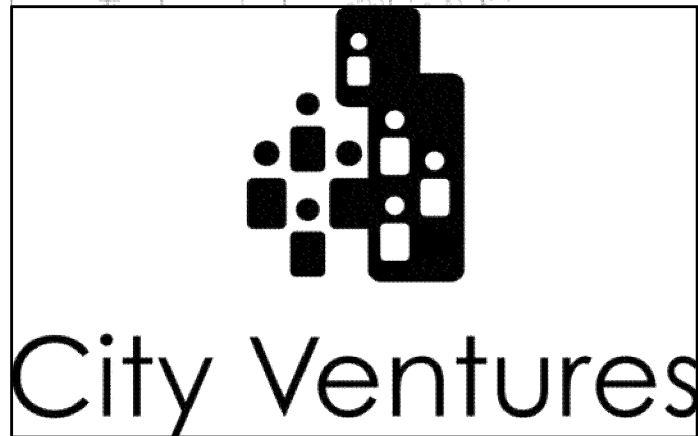
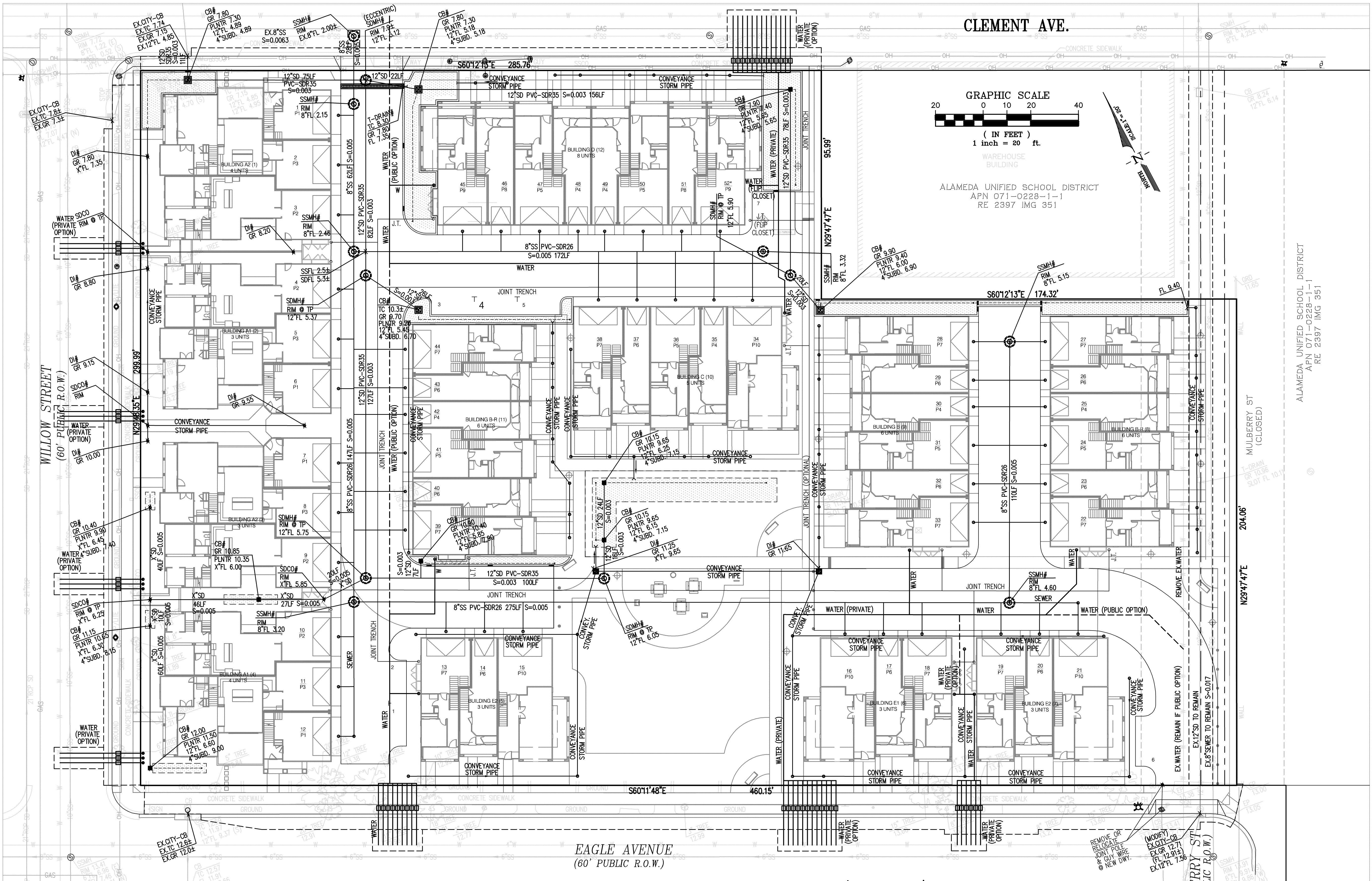


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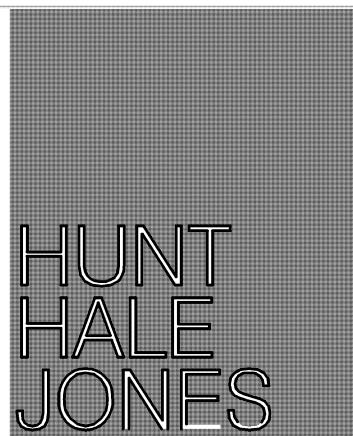


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PRELIMINARY
GRADING PLAN
C-2
DATE: 07-02-2015
PROJECT: 14024A10



ALAMEDA II - HAGSTROM
CITY VENTURES
 2100 CLEMENT
 ALAMEDA, CA

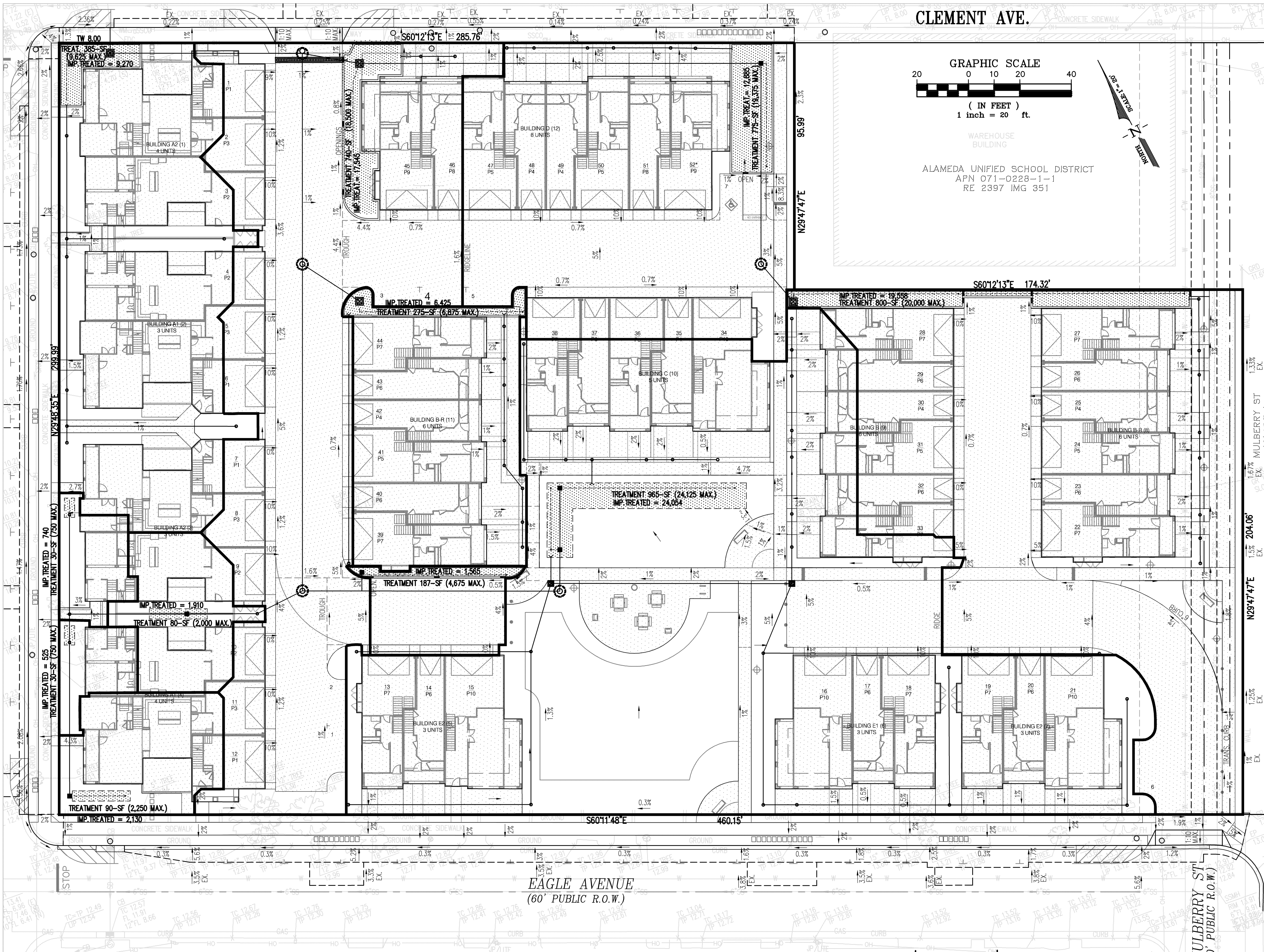


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PRELIMINARY
 UTILITY PLAN
C-3
 DATE: 07-02-2015
 PROJECT: 14024A10

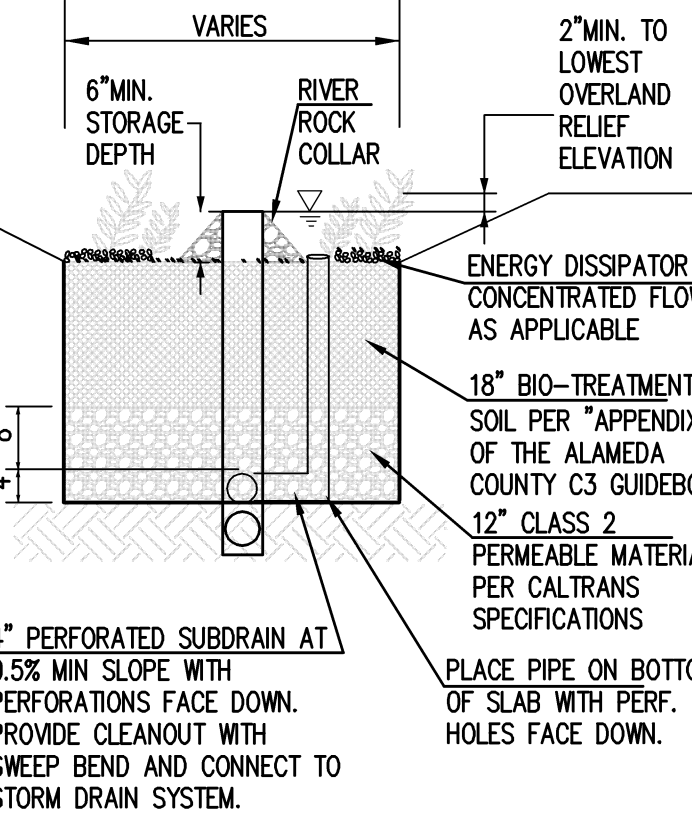


LEGEND

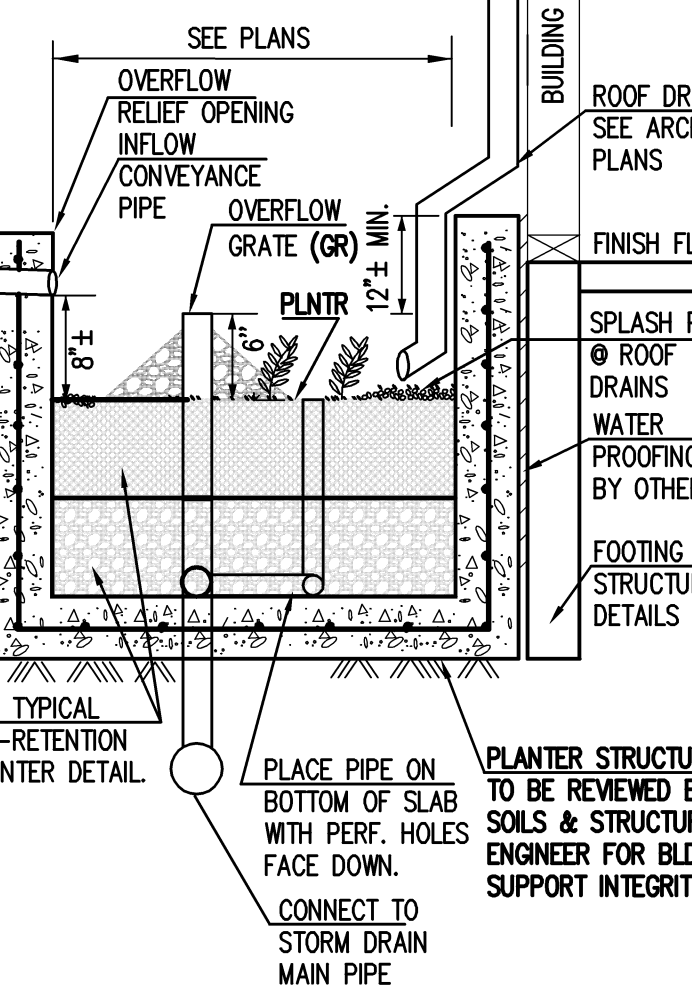
- IMPERVIOUS SURFACE AREA
- STORM TREATMENT FACILITY
- DRAINAGE AREA BOUNDARY
- TREATMENT AREA SIZING INFO

NOTE:

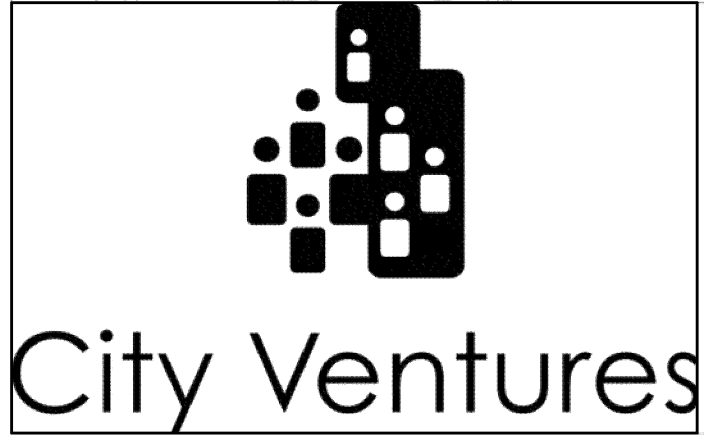
SURFACE AREA OF BIOTREATMENT FACILITY SHALL BE EQUAL TO AT LEAST 4% OF THE IMPERVIOUS SURFACE AREA DRAINING INTO THE FOOTPRINT



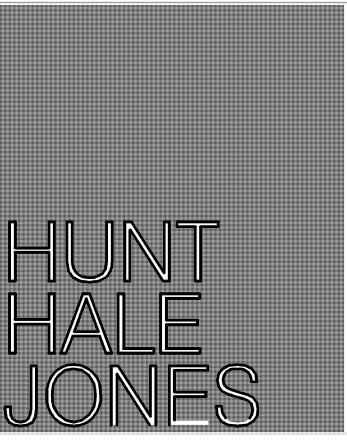
BIO-RETENTION PLANTER:
(TYPICAL)
NOT TO SCALE



BIO-RETENTION PLANTER:
(VAULTED)
NOT TO SCALE



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CITY VENTURES
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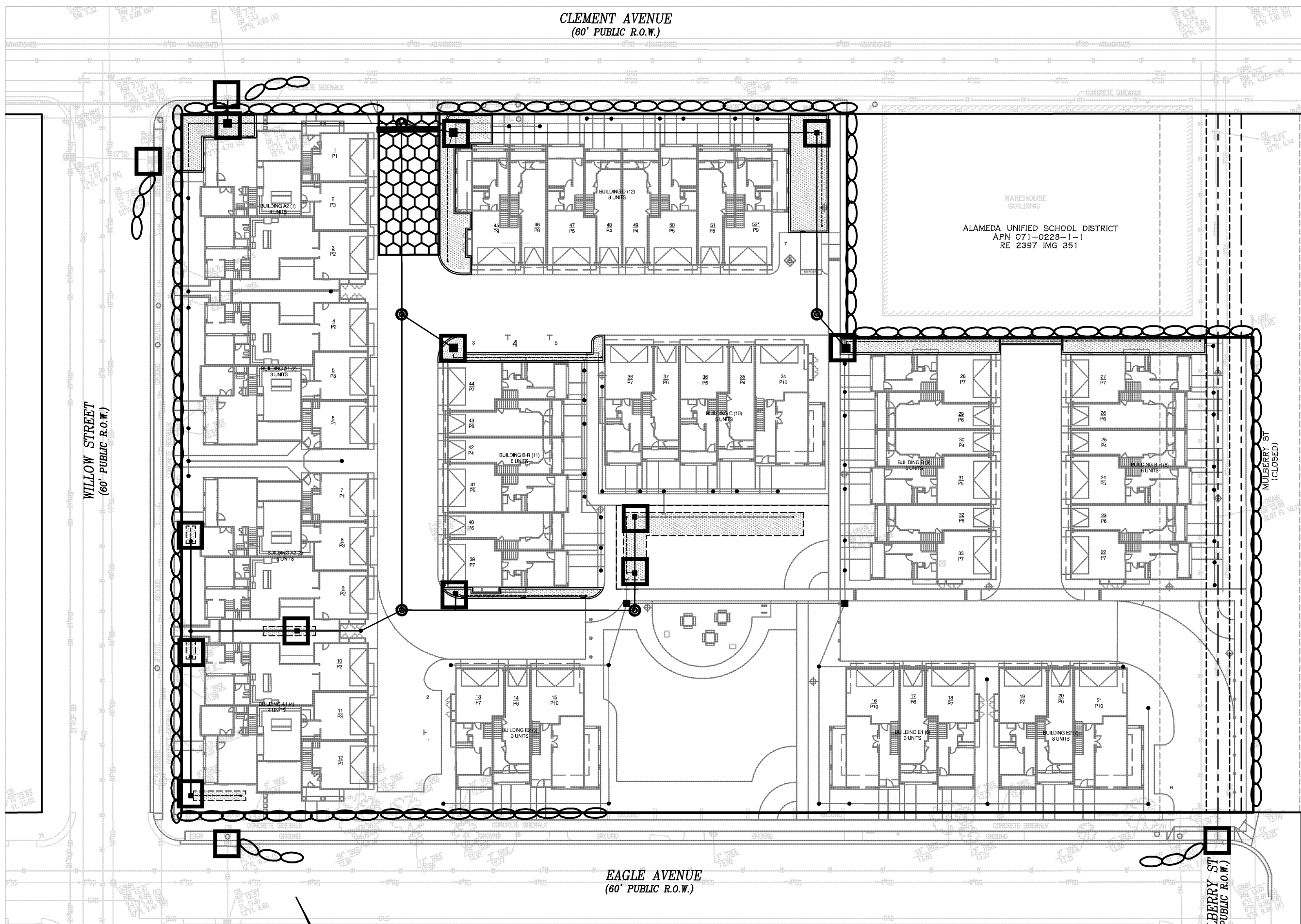


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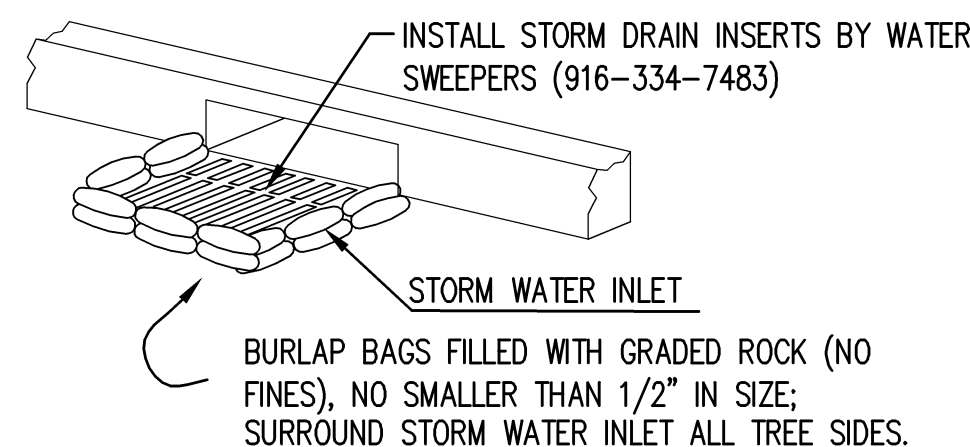
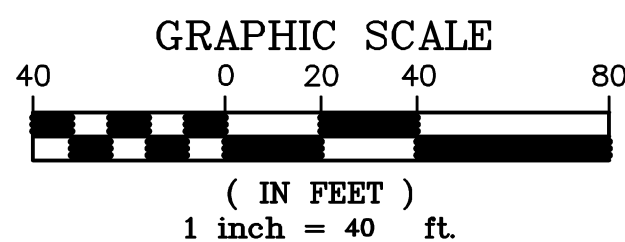
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PRELIMINARY
STORMWATER PLAN
C-4
DATE: 07-02-2015
PROJECT: 14024A10



LEGEND

- FIBER ROLL
- INLET PROTECTION
- CONSTRUCTION ENTRANCE AND WASH AREA

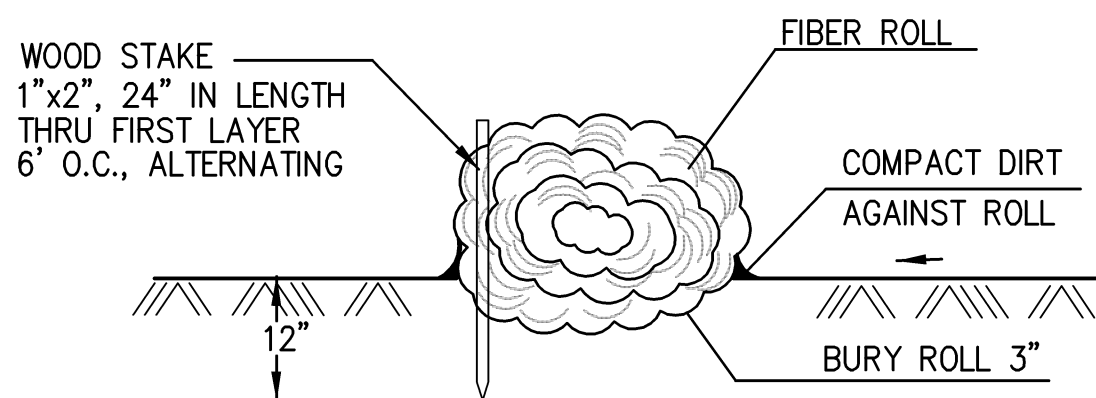


NOTES:

- THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
- ENSURE THERE ARE NO GAPS BETWEEN THE BAGS AND THE FACE OF CURB.
- REMOVE ACCUMULATED SLIT, DIRT AND DEBRIS BEFORE IT EXCEED 2" THICK IN THE GUTTER.
- INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIL EVENT.

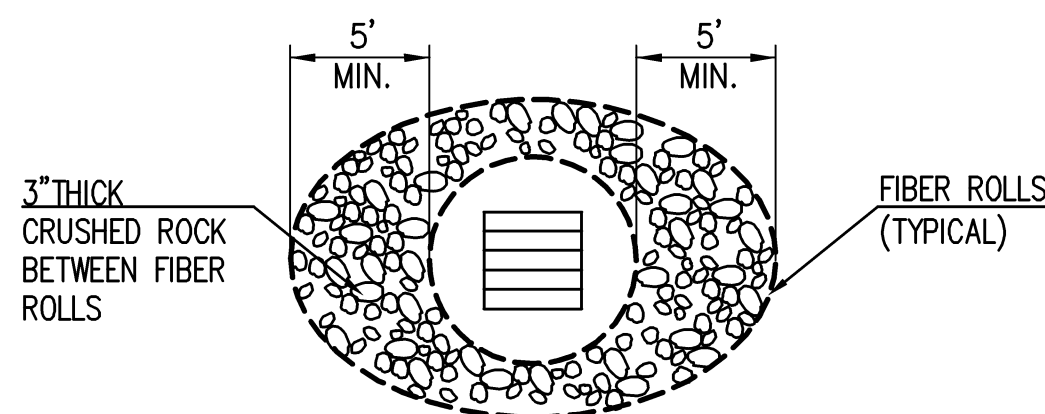
BURLAP SACK CURB INLET SEDIMENT FILTER DETAIL

NOT TO SCALE



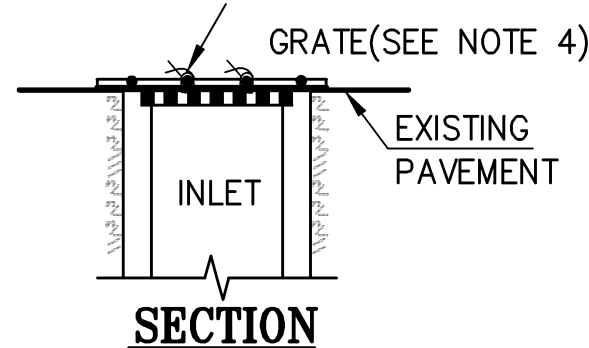
FIBER ROLL DETAIL

NOT TO SCALE

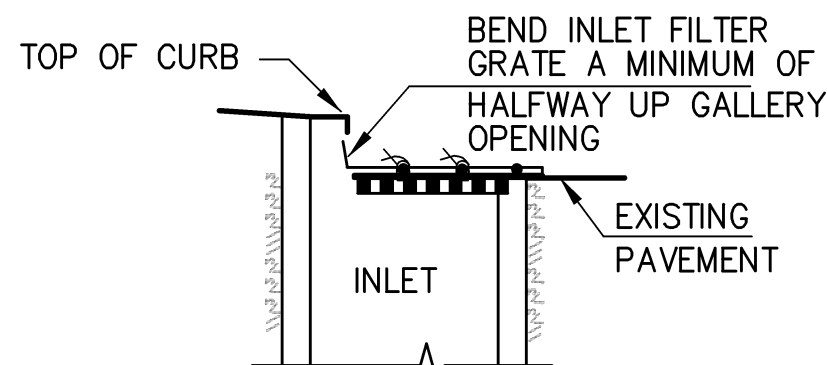


INLET PROTECTION DETAIL (UNPAVED AREAS)

NOT TO SCALE



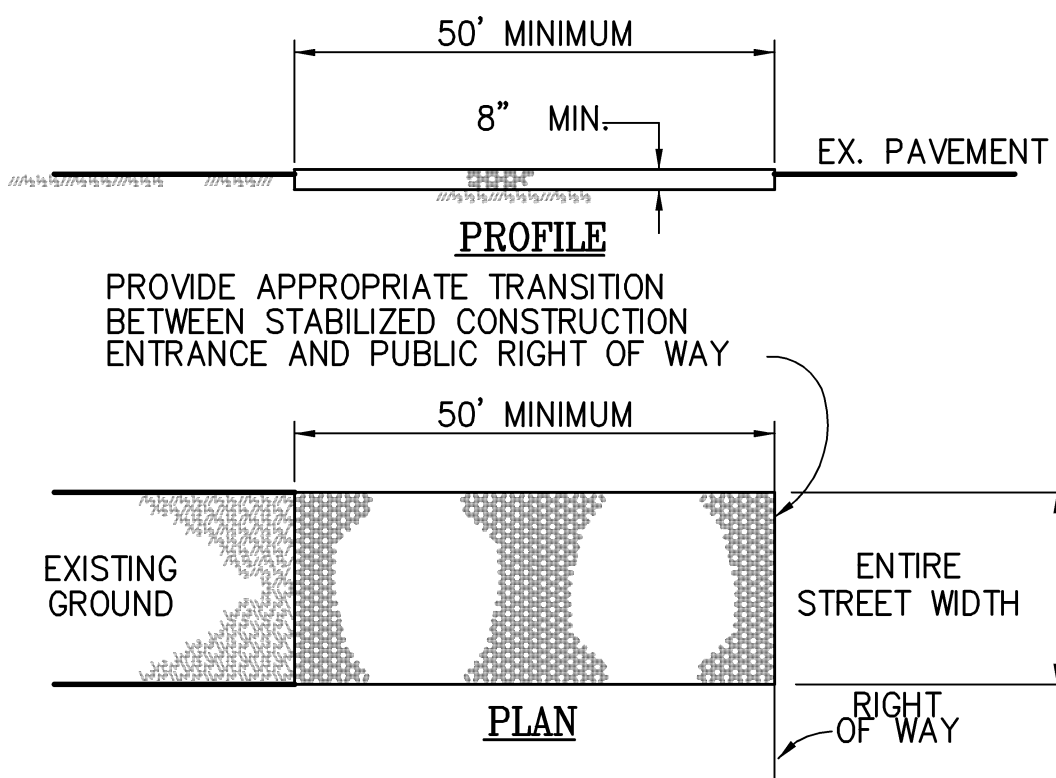
SECTION



SECTION

INLET PROTECTION DETAIL (PAVED AREAS)

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

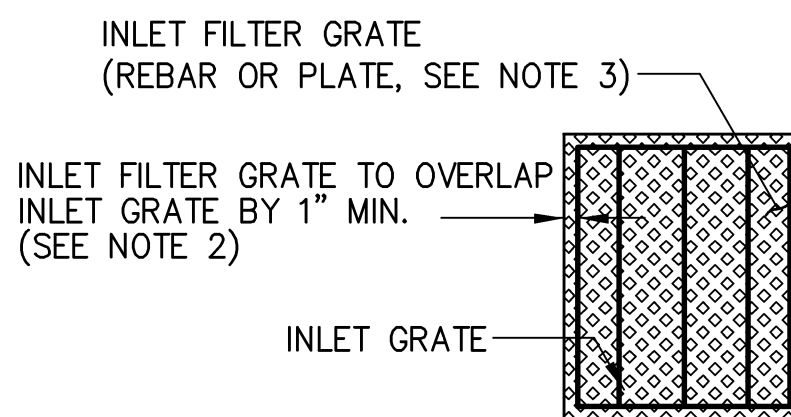
- THE MATERIAL FOR CONSTRUCTION SHALL BE 2 TO 3 INCH ROCK
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

NOTES:

- FILTER FABRIC SHALL MEET CAL-TRANS OR A.B.A.G. SPECIFICATIONS.
- FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1".
- INLET FILTER GRATE SHALL BE MADE OF #3 RE-BARS, CRISS-CROSSED AT 6" (WELDED OR TIED TOGETHER WITH WIRE) OR A PLATE WITH A MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
- INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE-WRAPS (BEND OVER).
- FILTERS SHALL BE INSPECTED WEEKLY AND BEFORE AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENT FUNCTIONING OF FILTER SYSTEM.



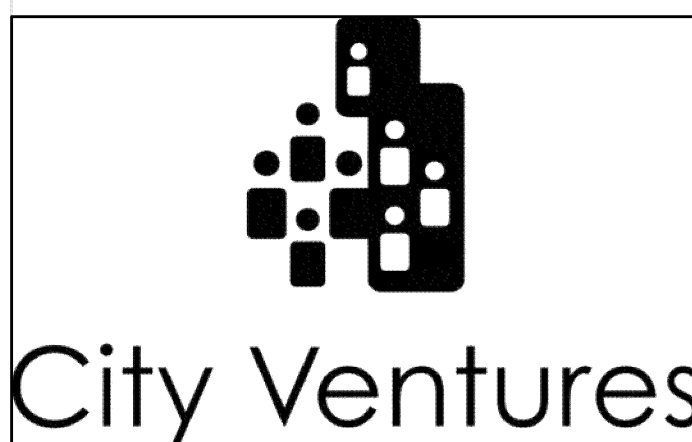
INLET PROTECTION DETAIL (ALL AREAS)

NOT TO SCALE

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "EROSION CONTROL" AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY ENGINEER, DURING THE ENTIRE CONSTRUCTION PERIOD.
- TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS SHALL BE HYDROSEED, LANDSCAPED OR SEALED BEFORE OCTOBER 1. ANY CONCRETE LINED "V" DITCHES DESIGNED TO PROTECT THE BANKS SHALL BE CONSTRUCTED WHEN THE GRADING OF THE BANKS IS COMPLETED. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT CONSTRUCTED TO ACCEPT DISCHARGE FROM THESE DITCHES BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
- THE CONTRACTOR SHALL PLACE COARSE DRAIN ROCK AS A GRAVEL ROADWAY (8" MIN. THICK FOR THE FULL WIDTH AND 50' LONG) AT EACH ENTRANCE TO THE SITE (SEE DETAIL ON THIS SHEET). ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY INSPECTOR.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE DIRECTOR OF PUBLIC WORKS.
- DURING THE ENTIRE CONSTRUCTION PERIOD, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RE-SUBMITTED FOR CITY APPROVAL PRIOR TO THE SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE ENTIRE CONSTRUCTION PERIOD.
- ANY SEDIMENT BASINS SHALL BE CLEARED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBACK FLOW.
- THIS PLAN MAY NOT COVER ALL THE SITUATION THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE CITY.
- HYDROSEED ALL CUT AND FILL SLOPES WHICH ARE STEEPER THAN 5% WITH THE FOLLOWING (VOLUMES SHOW ARE PER ACRES OF SLOPE):

FERTILIZER:	500 LBS. 16-6-8
SEED:	60 LBS. BLANDO BROME GRASS 60 LBS. ANNUAL RYE GRASS 30 LBS. ROSE CLOVER
CHEMICAL TACKIFIER	2000 LBS. WOOD CELLULOSE 30 LBS. ORGANIC BINDER
- TO CONTROL EROSION WITHIN THE STREET RIGHT-OF-WAY, FIBER ROLLS, SANDBAGS, EARTH BERMS OR OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN ALL UNPAVED STREETS DURING THE ENTIRE CONSTRUCTION PERIOD. THESE ROLLS OF FIBER SHALL BE PALCED AT 300-FOOT MAXIMUM INTERVALS OR AS REQUIRED BY THE CITY ENGINEER (SEE FIBER ROLL DETAIL, THIS SHEET). THE ROLLS SHALL BE SECURELY ANCHORED IN PLACED BY STAKES OR REBARS DRIVEN THROUGH THE ROLLS WITH THE FIRST STAKE IN EACH ROLL ANGLED TOWARD THE PREVIOUSLY LAID ROLL TO FORCE THEM TOGETHER, THE ROLLS SHALL BE MAINTAINED IN GOOD CONDITION FOR THE ENTIRE CONSTRUCTION PERIOD UNTIL THE STREET IS PAVED. ROLLS OF FIBER OR OTHER SUITABLE MATERIALS SHALL BE USED TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ANY PARTIALLY COMPLETED STORM DRAIN SYSTEM.
- TO MINIMIZE STORM WATER RUNOFF FROM THE SITE, EARTH BERMS SHALL BE CONSTRUCTED ON EACH PAD AS IT IS GRADED. THE EARTH BERMS SHALL BE 1-FOOT MINIMUM IN HEIGHT AND PLACED SO THE STORM WATER FALLING ONTO THE PAD AREA AND THE SURROUNDING UPHILL BANKS WILL BE TRAPPED ON THE PAD (SEE EARTH BERM DETAIL, THIS SHEET). THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING THE BERMS ON EACH PAD DURING THE ENTIRE CONSTRUCTION PERIOD AND MAINTAINING THEM IN GOOD CONDITION UNTIL THE BUILDING CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE REQUIREMENTS REGARDING PAD MOISTURE CONTENT, COMPACTION, AND ALL OTHER CONDITIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE ENBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.



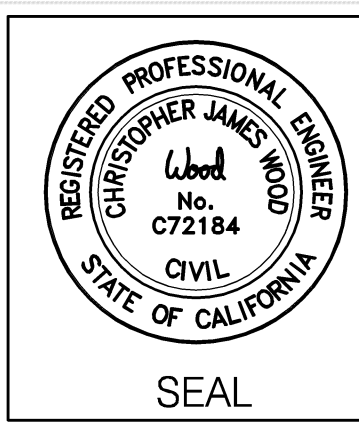
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PRELIMINARY
EROSION CONTROL

C-5

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