

#### DEMOLITION ITEMS

1 CLEAR AND GRUB

REMOVE RIPRAP



-/////

CLEAR AND GRUB ENVIRONMENTALLY SENSITIVE AREA

REMOVE CONCRETE WALL

REMOVE FENCE

PROTECT EX GROUND

PROTECT EX SD PROTECT EX DRAINAGE CHANNEL

REMOVE EX TREE

PROTECT EX GAS LINE

PROTECT EX AC PROTECT EX CULVERT

PROTECT EX WALL

PROTECT EX RIP RAP

# **DEMOLITION NOTES**

1. CONTRACTOR TO USE CAUTION WHEN WORKING ADJACENT TO EXISTING BUILDING.

2. CONTRACTOR TO CLEAR AND GRUB WITHIN THE LIMITS OF PROPOSED WORK, UNLESS OTHERWISE NOTED ON PLANS.

3. RIM ELEVATIONS FOR EXISTING UTILITY STRUCTURES SHALL BE RAISED TO PROPOSED SURFACE ELEVATIONS.

4. THE UTILITY LINES AND STRUCTURES SHOWN ON THESE PLANS ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES AND STRUCTURES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.

5. THE CONTRACTOR IS REQUIRED BY STATE LAW TO ACTIVELY RESEARCH THE WORK AREA PRIOR TO COMMENCEMENT OF CONSTRUCTION, REFERENCE ANY MONUMENTS, AND REPLACE THOSE DAMAGED OR REMOVED DURING CONSTRUCTION.

6. THE LIMITS OF DEMOLITION SHOWN ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDINGS, LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, AND SIDEWALKS AND AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES OR HAZARDOUS CONDITIONS.

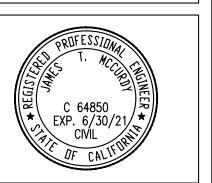
7. EXISTING CURB AND SIDEWALK AND LANDSCAPE/IRRIGATION WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.

8. PROTECT ALL EXISTING UTILITIES AND SITE FEATURES FROM BEING DAMAGED, UNLESS OTHERWISE NOTED. ALL UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED AT NO ADDITIONAL COST TO THE OWNER AND TO THE SATISFACTION OF THE ENGINEER.



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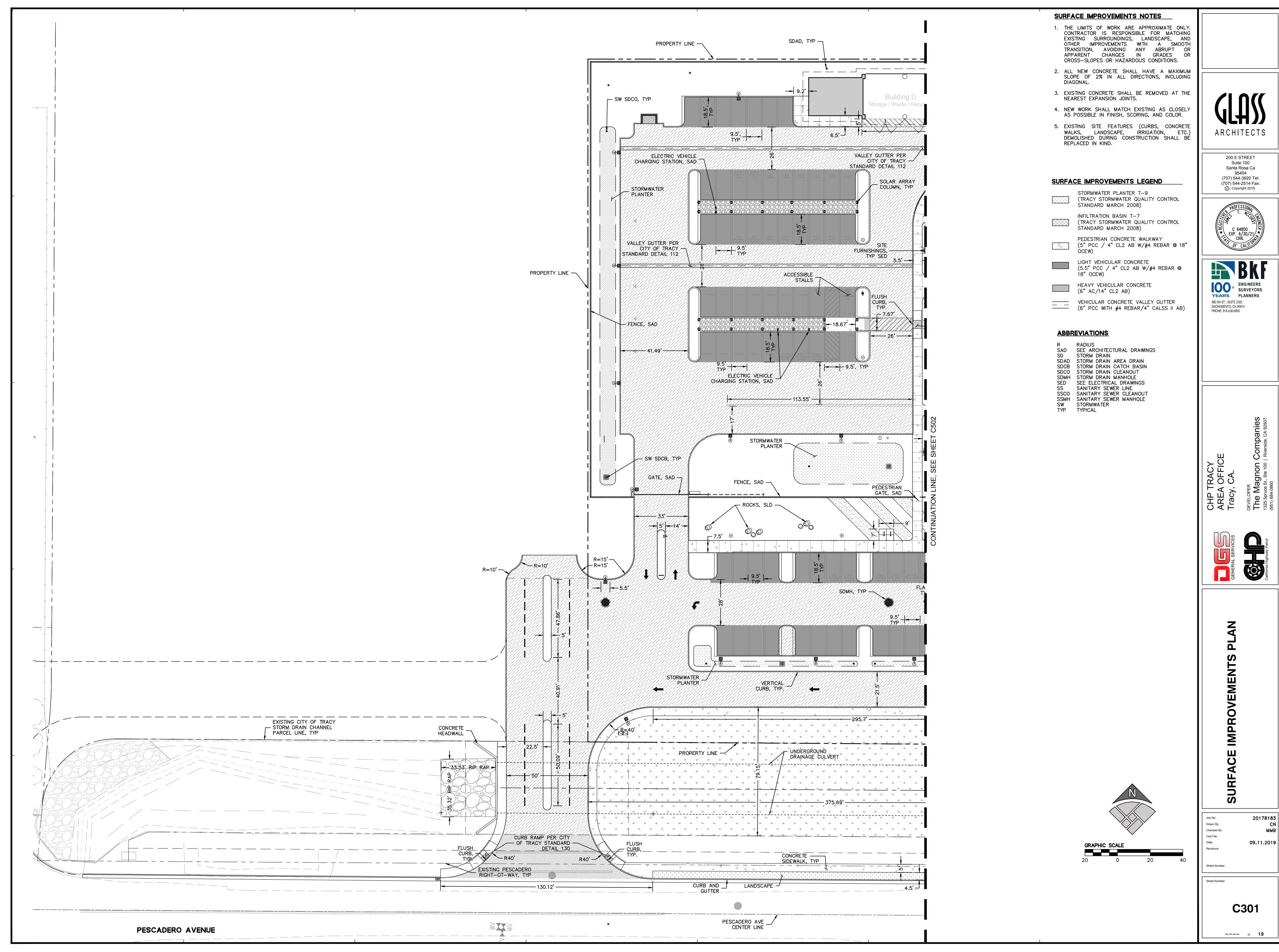




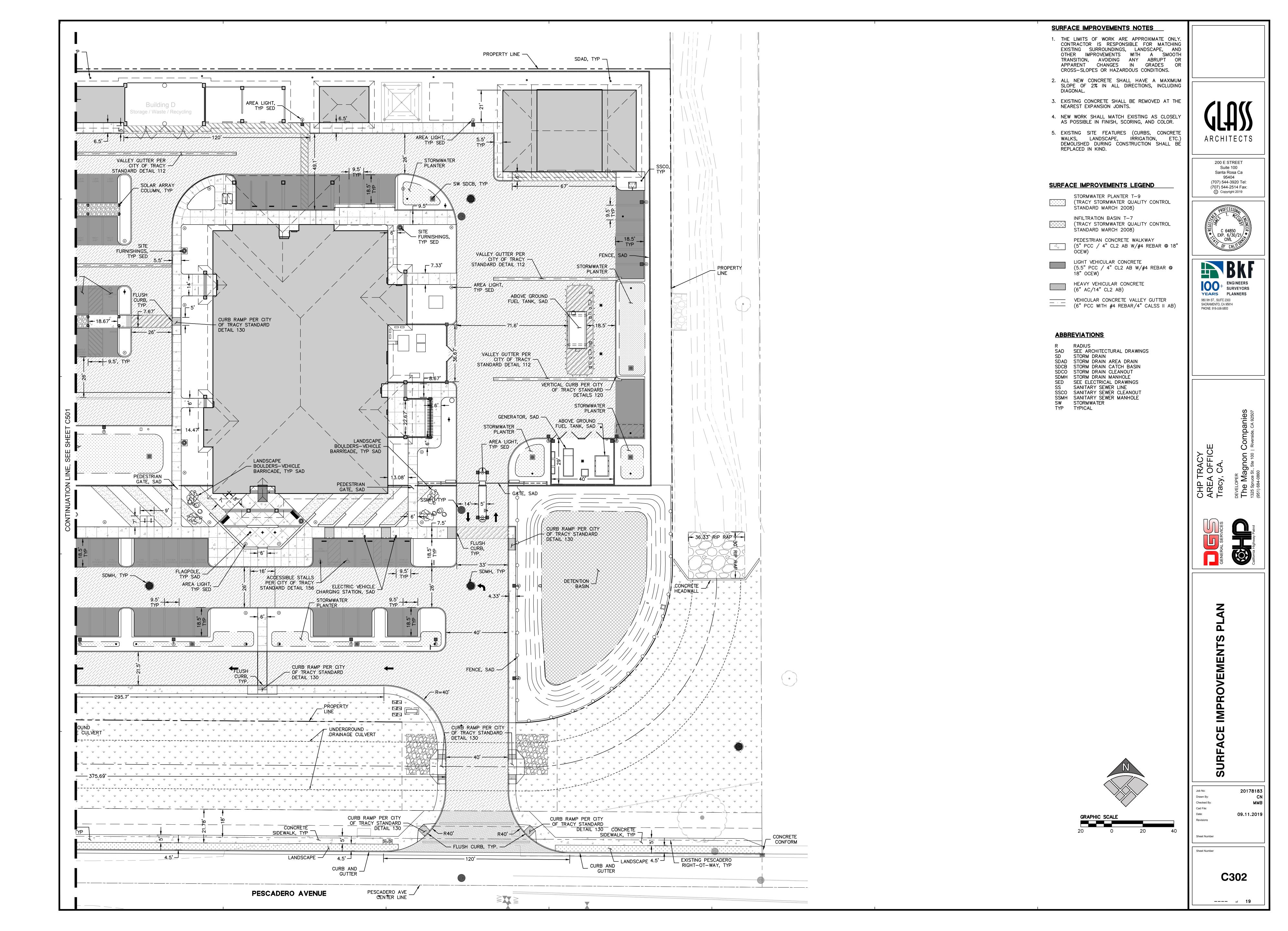
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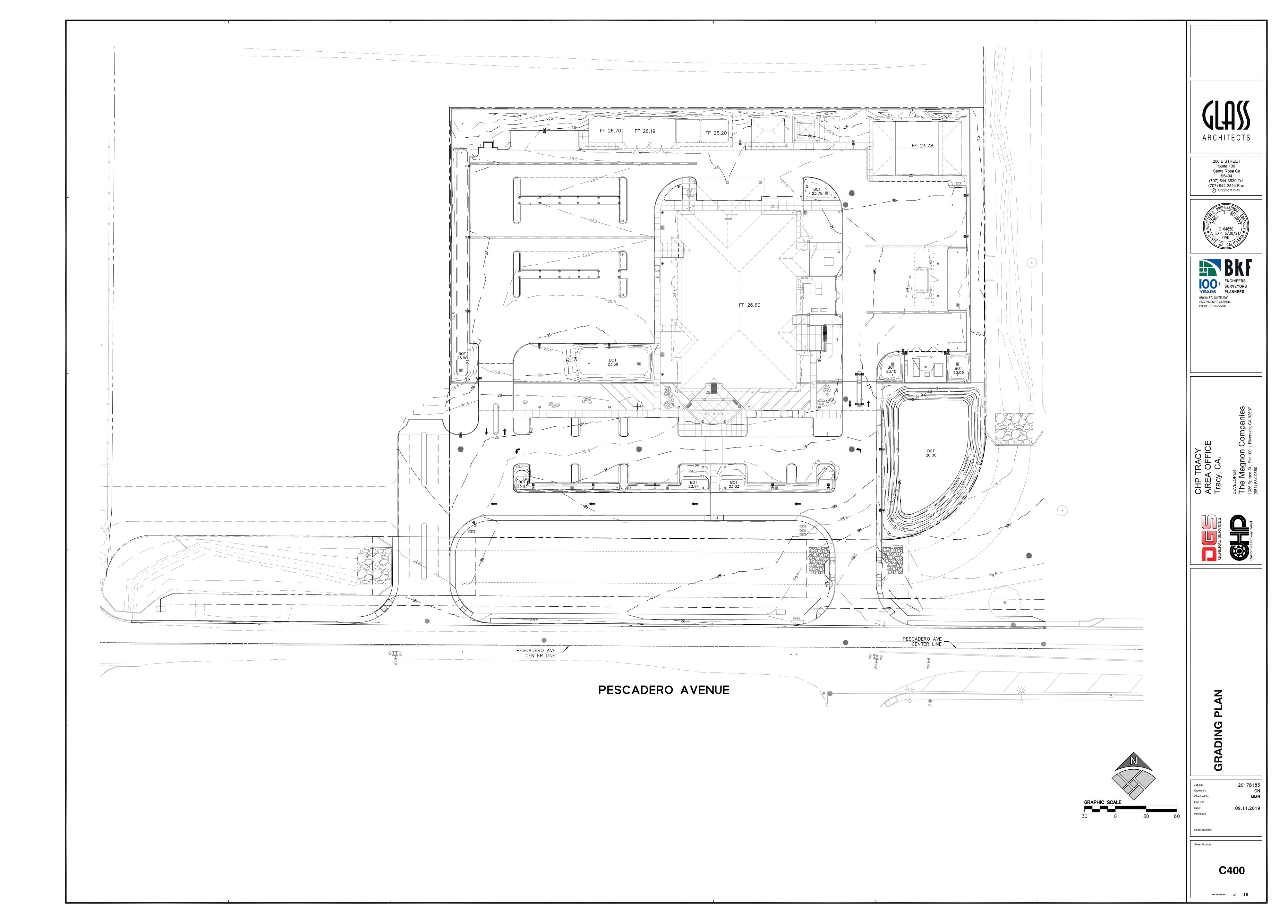
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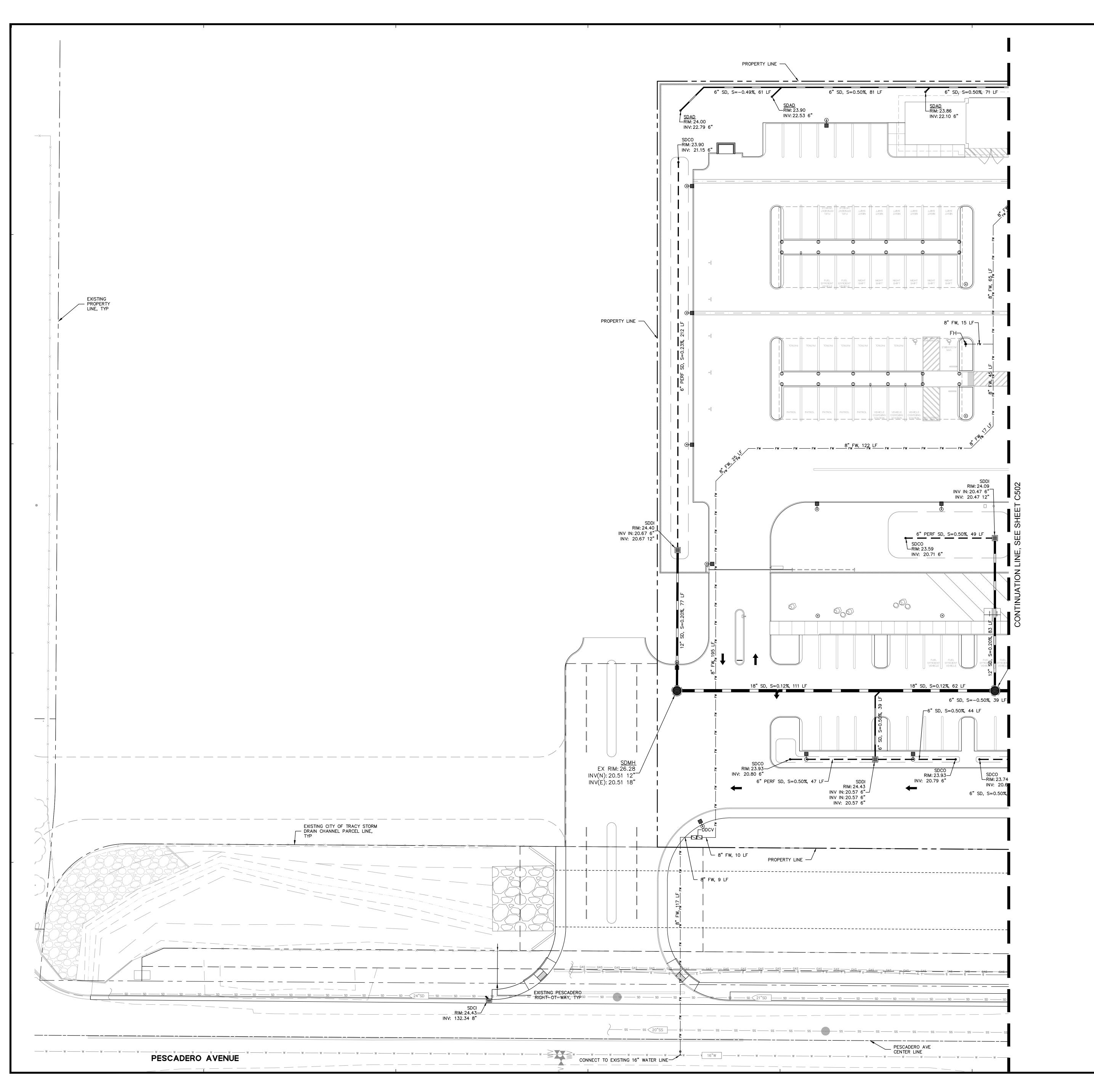
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### **LEGEND**

SANITARY SEWER LINE

STORM DRAIN LINE

- STORM DRAIN (PERFORATED PIPE)

— FW — FW — FIRE WATER LINE

----- DOMESTIC WATER LINE

— IRR — IRRIGATION LINE

— gas — GAS LINE, SPD

CO● CLEANOUT

■ DRAIN INLET

MANHOLE

• AREA DRAIN

+●+FH FIRE HYDRANT

BACKFLOW PREVENTER

WATER VALVE

## **ABBREVIATIONS**

BACKFLOW PREVENTER

CO CLEANOUT

COT CITY OF TRACY DW DOMESTIC WATER

EX EXISTING
FH FIRE HYDRANT

FL FLOW LINE FF FINISHED FLOOR FW FIRE WATER

GND GROUND IRR IRRIGATION

PERF PERFORATED
POC POINT OF CONNECTION

SD STORM DRAIN SDCO STORM DRAIN CLEANOUT

SDDI STORM DRAIN DROP INLET SS SANITARY SEWER LINE

SDMH STORM DRAIN MANHOLE

SSCO SANITARY SEWER CLEANOUT SSMH SANITARY SEWER MANHOLE TW TOP OF WALL

W DOMESTIC WATER

#### UTILITY NOTES

1. PROPOSED SITE PLAN HAS BEEN SCREENED FOR CLARITY.

2. RIM ELEVATIONS FOR EXISTING UTILITY STRUCTURES SHALL BE RAISED TO PROPOSED SURFACE ELEVATIONS. EXISTING STRUCTURES LOCATED WITHIN PROPOSED VEHICULAR ROADWAY, AN H-20 TRAFFIC-RATED TOP SHALL BE USED TO REPLACE THE EXISTING TOP OF THE ADJUSTED STRUCTURE.

3. PROTECT ALL EXISTING UTILITIES AND SITE FEATURES FROM BEING DAMAGED, UNLESS OTHERWISE NOTED. ALL UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED AT NO ADDITIONAL COST TO THE OWNER AND TO THE SATISFACTION OF THE ENGINEER.

4. THE EXISTING UTILITY LINES AND STRUCTURES SHOWN ON THESE PLANS ARE DERIVED FROM RECORD DATA, UNDERGROUND UTILITY SURVEY AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES AND STRUCTURES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.

5. THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS AND TEES ON WATER MAINS & FIRE SERVICE LINES. CONTRACTOR MAY USE RESTRAIN JOINTS INSTEAD OF THRUST BLOCKS AT ALL BENDS AND TEES. CONTRACTOR SHALL BE RESPONSIBLE TO CALCULATE THE RESTRAIN JOINT LENGTH.

6. EXISTING UNDERGROUND UTILITIES, INCLUDING THOSE MARKED UNKNOWN, ARE BASED ON SURVEY COMPLETED BY OTHERS AND PROVIDED TO BKF ENGINEERS FOR INCLUSION IN PLANS.

7. EXISTING PIPE LINES MAY HAVE CATHODIC PROTECTION. CONTRACTOR SHALL ENSURE THAT ALL CONNECTIONS TO EXISTING PIPE LINES ARE

ELECTRICALLY COMMON WITH THE PIPE LINE.

8. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL

SHOWN FOR ENGINEERING CALCULATIONS ONLY. CONTRACTOR SHALL

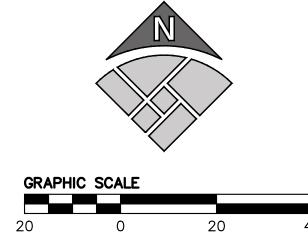
EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.

9. LENGTH OF PIPES ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED TO THE NEAREST FOOT AND ARE

UTILITY SCHEDULE

ESTIMATE THEIR OWN PIPE LENGTHS PRIOR TO BIDDING.

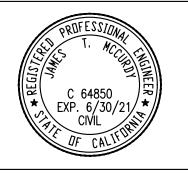
UTILIT	Y SCHEDULE			
	PIPING			
SYSTEM:	MATERIAL			
WATER (DOMESTIC)	DIP (PUBLIC), C900 PVC CL200 (PRIVAT			
STORM DRAIN	RCP (PUBLIC), PVC SDR-35 (PRIVATE)			
STORM SUB DRAIN/PERF PIPE	PERFORATED PVC SDR-35			
SANITARY SEWER	DIP (PUBLIC), PVC SDR-26 (PRIVATE)			
ST	RUCTURES			
SYSTEM:	DETAIL			
STORM DRAIN				
SDCO	CITY OF TRACY STANDARD DETAIL 203			
SW SDCB	CITY OF TRACY STANDARD DETAIL 302			
SDDI	CITY OF TRACY STANDARD DETAIL 303			
SDMH	CITY OF TRACY STANDARD DETAIL 30			
SANITARY SEWER				
SSC0	CITY OF TRACY STANDARD DETAIL 203			
SSMH	CITY OF TRACY STANDARD DETAIL 30			
DOMESTIC WATER				
WATER METER	CITY OF TRACY STANDARD DETAIL 404			
BFP	CITY OF TRACY STANDARD DETAIL 420			
THRUST BLOCKS	CITY OF TRACY STANDARD DETAIL 423			
FIRE WATER				
FIRE HYDRANT	CITY OF TRACY STANDARD DETAIL 40			



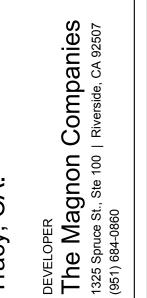
CITY OF TRACY STANDARD DETAIL 412



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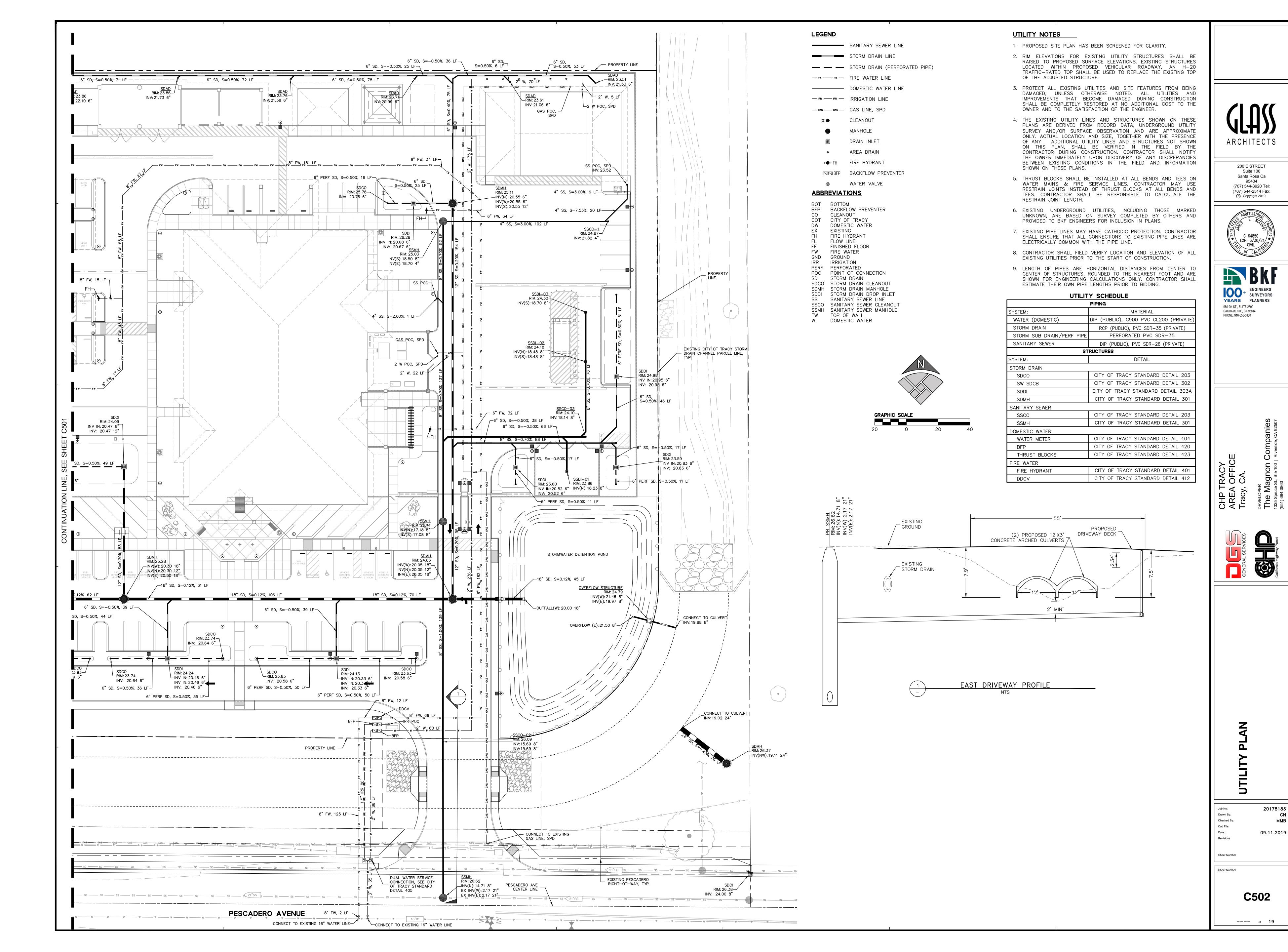
JTILITY PLAN

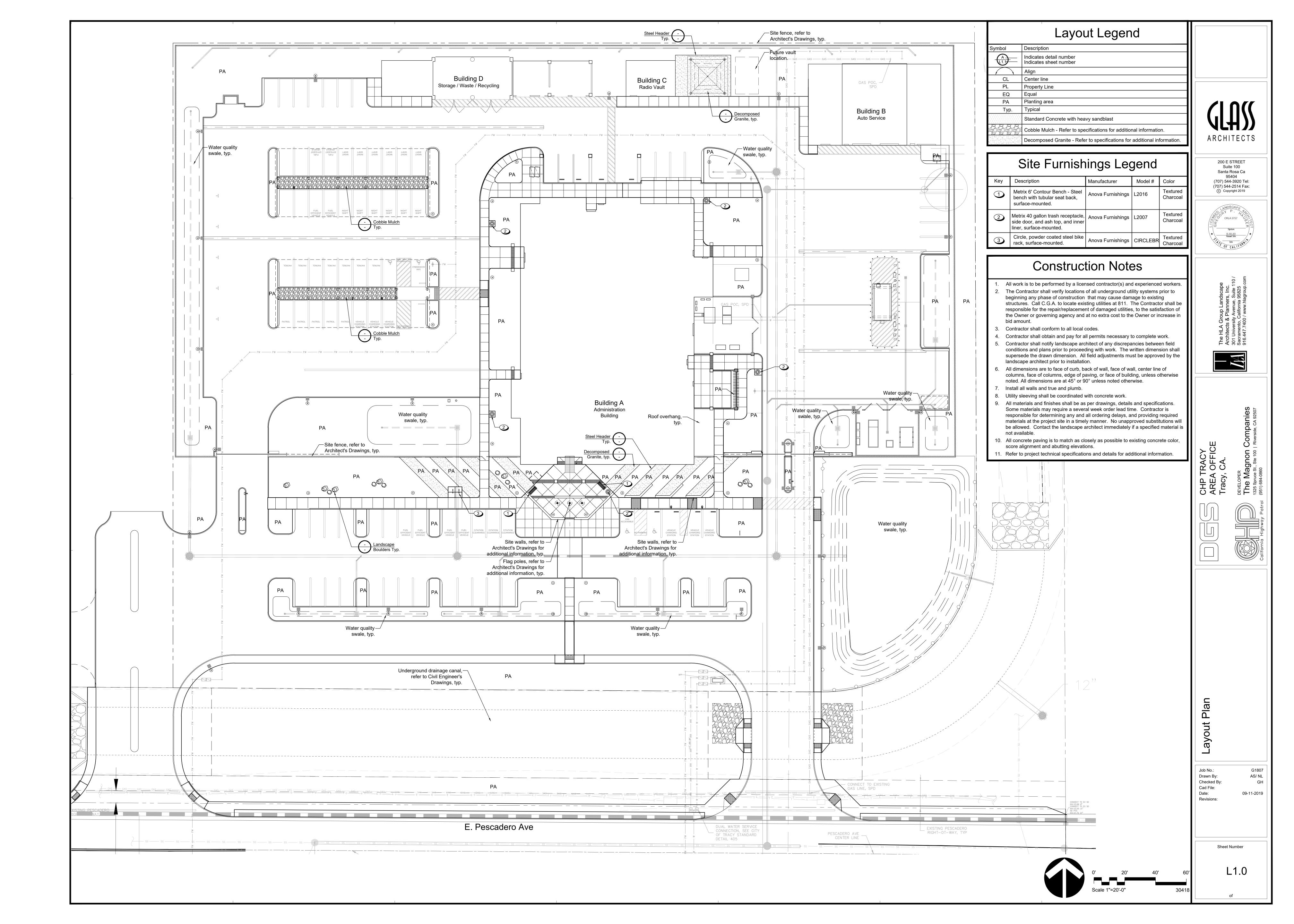
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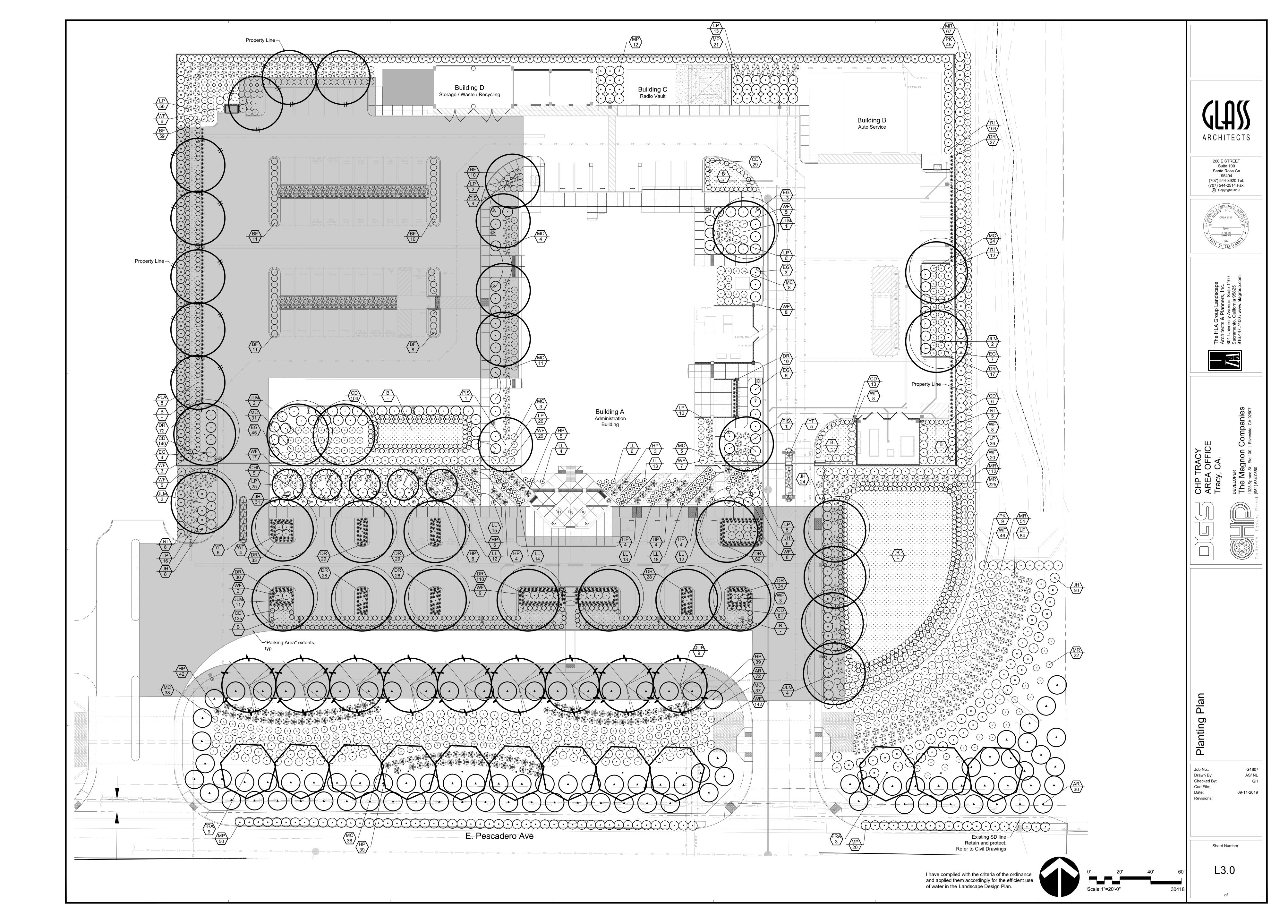
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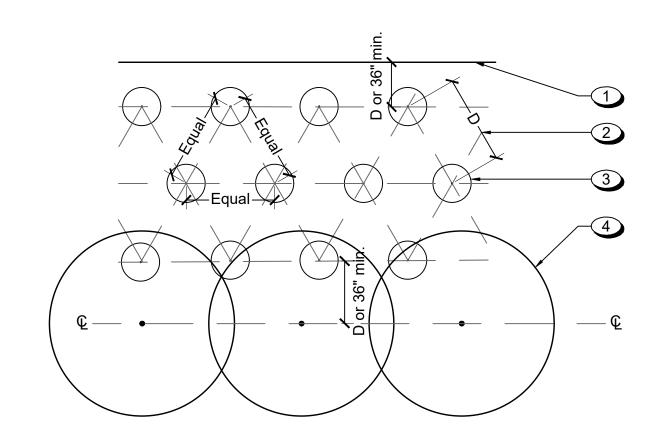
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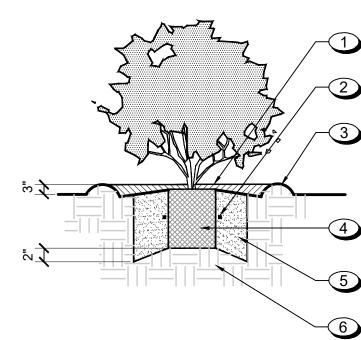


1 Mow band, pavement edge, or header. 2 Typical spacing (D). Refer to Planting Plan.

Groundcover plant, size as denoted on Planting Plan.

4 Shrub mass, typ.

Ground Cover Spacing



A. Refer to specs and plan sheets for

more information.

Key: Bark mulch. Refer to specs. Fertilizer tablets, typ. Refer to specs. Water retention berm.

Root ball- set crown 1" above finish grade. Provide positive drainage away from rootball. Planting pit to be twice the diameter of rootball. Refer to specs for backfill mix.

6 Undisturbed native soil under rootball. Provide positive drainage away from rootball.

Section

Tree ties at two locations (four total), typ. Refer to specs for type. Provide slack in Root ball, set crown 2" above finish grade. Water retention berm (except in turf areas). 7 Planting pit to be twice the diameter of root Section Prevailing wind

C Tree Planting Detail Section/Plan

ties to allow for tree movement. (2) 2" dia. treated lodgepole tree stakes

5 Bark mulch. Refer to specs.

information.

6 Fertilizer tablets, typ. Refer to specs.

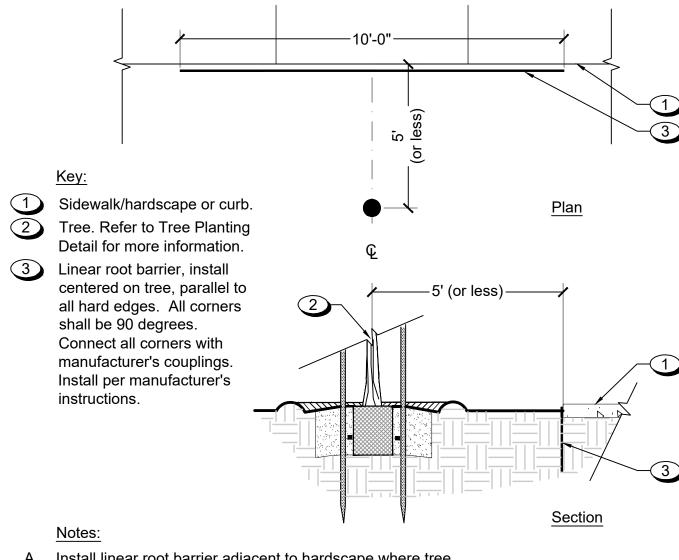
8 Secure tree tie with galv. fence staple.

ball. Refer to specs for backfill mix,.

A. Refer to specs and plan sheets for more

(set plumb) do not penetrate rootball.

Provide positive drainage away from



A. Install linear root barrier adjacent to hardscape where tree planting occurs 5' or less.

B. Refer to plan sheets and specs for more information.

Tree Root Barrier

Not to Scale Plan/Section

Planting Notes

1. Plant material quantities shown on drawings are informational only. The Contractor is responsible for all plant material required.

Plant Key

Immediately after award of contract, the Contractor shall notify the Owner's Representative if specified plant material is available from commercial nurseries. In a case plant material is not available, the Owner's Representative will provide alternate plant material selections. Such changes will not alter the Contractor's original bid price unless a credit is due to the Owner.

Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within 2 hours of filling. The Contractor shall ensure all plant pits have positive drainage. Refer to specifications for exact requirements.

All plant material shall comply with form and characteristic requirements as specified. All plant material with comply with ANSI Z601 "Standard for Nursery Stock".

5. Landscape installation specifications are in book form. The Contractor shall conform to all conditions and requirements contained within. The Contractor shall have available on the job site at all time, the Construction Issue Specification Manual for inspection by the Owner's Representative. The Contractor shall insert in the manual all official/approved addendums and/or change orders relative to the landscape installation in chronological order.

The Contractor is responsible for soil erosion control measures that may be required through the duration of the contract period. Should there be existing soil erosion conditions that require mitigation when the Contractor initially accepts the site, the Owner or Owner's Representative should be alerted to its existence. Failure of the Contractor to notify the Owner or Owner's Representative implies acceptance of the site by the Contractor in its existing condition. All costs necessary to mitigate existing erosion problems shall be at the Contractor's expense and at no extra cost to the Owner or increase in original bid amount.

The Contractor shall verify locations of all underground utility systems prior to beginning any phase of construction that may cause damage to existing structures. Call U.S.A. to locate existing utilities at 811. The Contractor shall be responsible for the repair/replacement of damaged utilities, to the satisfaction of the Owner or governing agency and at no extra cost to the Owner or

8. A 3" layer of decorative bark mulch (3/4" size max.) shall be provided in all non-lawn planting areas. Shredded bark is not

9. The Contractor shall apply a pre-emergent herbicide to all plant areas following installation.

10. The location of tree, shrubs and groundcover shall be adjusted in field as necessary to accommodate existing utilities etc.

11. Trees planted less than 5 feet of paving shall contain root barriers. Refer to specifications and detail. Install barrier along all edges of paving for a distance of no less than 8' on center per tree.

12. All soil in planting areas shall be amended per recommendations of contractor supplied soils fertility test. Refer to specifications. Amendments shall be evenly mixed into top 4-6" of soil.

Symbol	Botanical Name	Common Name	Container Size	Wat. Use	Mature Size	Spacing
Trees						
CER	Cercis occidentalis	Western Redbud	24" Box	L	15' T x 10' W	
CHI	Chilopsis linearis	Desert Willow	24" Box	L	15' T x 15' W	
FRA	Fraxinus americana 'Autumn Purple'	Ash	24" Box	М	30' T x 30' W	
PIS	Pistacia chinensis 'Keith Davey'	Chinese Pistache	24" Box	М	35' T x 35' W	
PLA	Platanus acerifolia "Bloodgood'	London Planetree	24" Box	М	40' T x 35' W	
QUR	Quercus rubra	Red Oak	24" Box	L	30' T x 30' W	
ULM	Ulmus parvifolia 'Drake'	Drake's Elm	24" Box	L	30' T x 40' W	
Shrubs						
BF	Bulbine frutescens 'Orange'	Orange Stalked Bulbine	5 Gal.	L	1' T x 4' W	3' o.c.
DR	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	5 Gal.	L	3' T x 2' W	2.5' o.c.
HP	Hesperaloe parviflora	Texas Red Yucca	5 Gal.	L	4' T x 4' W	3' o.c.
LL	Lomandra longifolia 'Breeze'	Lomandra 'Breeze'	5 Gal.	L	2' T x 3' W	3' o.c.
LP	Lomandra 'Platinum Beauty'	Variegated Lomandra	5 Gal.	L	3' T x 3' W	3' o.c.
МС	Muhlenbergia capillaris	Pink Muhly Grass	5 Gal.	L	3' T x 3' W	4' o.c.
MR	Muhlenbergia rigens	Deergrass	5 Gal.	L	4' T x 4' W	4' o.c.
PK	Pyracantha koidzumii 'Santa Cruz'	Firethorn	5 Gal.	L	4' T x 4' W	6' o.c.
RI	Rhaphiolepis indica 'Clara'	Indian Hawthorn 'Clara'	5 Gal.	L	3' T x 4' W	4.5' o.c.
WF	Westringia fruticosa 'Smokey'	Smokey Coast Rosemary	5 Gal.	L	4' T x 5' W	5' o.c.
YF	Yucca filamentosa 'Color Guard'	Yucca	5 Gal.	L	3' T x 3' W	3' o.c.
Groundco	overs		•			
AR	Acacia redolens 'Low Boy;	Prostrate Acacia	1 Gal.	L	1' T x 10' W	12' o.c
EG	Eremophila glabra 'Mingenew Gold'	Gold Emu Bush	5 Gal.	L	<1' T x 8' W	6' o.c.
JH	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	1 Gal.	L	1' T x 6' W	6' o.c.
MP	Myoporum parvifolim 'Pink'	Myoporum	1 Gal.	L	<1' T x 8' W	6' o.c.
Bioswale						
CD	Carex divulsa	European Grey Sedge	1 Gal.	М	<1' T x 2' W	2.5' o.c.
В	N/A	Biofiltration Sod	Sod	Н		

Shade Calculations								
Botanical Name	Common Name	100% Shade	75% Shade	50% Shade	25% Shade	Total Shade		
Pistacia chinensis	Chinese Pistache			(4) x 481		1,924 s.f.		
Platanus acerifolia 'Bloodgood'	Sycamore	(7) x 962	(1) x 722	(2) x 481		8,418 s.f.		
Quercus rubra	Red Oak	(9) x 962				8,658 s.f.		
Ulmus parvifolia 'Drake'	Drake's Elm	(13) x1257		(4) x 629		18,857 s.f.		
Shade Provided (Trees):								
Parking Area (Hatched Area):								
Percent of Shade in Parking Area:						40% Shade		
Landscape within Parking Area:						23,972 s.f.		
Percent of Landscape within Parking Area:						26%		



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