

GRADING KEYNOTES:

- (G1) BUILDING PAD SHALL BE CONSTRUCTED TO A MINIMUM OF 5' BEYOND BUILDING WALL LIMITS. SEE SOILS REPORT FOR SPECIFIC EARTHWORK GUIDELINES AND RECOMMENDATIONS.
- (G2) SLOPE WITHIN ACCESSIBLE PARKING STALLS SHALL BE 2% MAXIMUM.
- (G3) REMOVE EXISTING TREE AND ENTIRE ROOT BALL.

SANITARY SEWER KEYNOTES:

- (S1) REMOVE ALL PORTIONS OF THE EXISTING SITE SEWER SERVICE UPSTREAM OF THE EXISTING CLEANOUT. CLEAN AND INSPECT EXISTING SEWER SERVICE STUB BETWEEN THE EXISTING CLEANOUT AND THE MAIN LINE. JOIN NEW BUILDING SEWER SERVICE TO EXISTING SEWER SERVICE STUB AT EXISTING CLEANOUT.
- (S2) INSTALL 4" SEWER SERVICE TO BUILDING AT S=0.0100 MIN.

DOMESTIC WATER KEYNOTES:

- (W1) INSTALL 1" BACKFLOW ASSEMBLY TO OWNER'S SIDE OF EXISTING METER.
- (W2) INSTALL 1" DOMESTIC WATER SERVICE TO BUILDING.

IRRIGATION WATER KEYNOTES:

- (I1) INSTALL NEW 1" IRRIGATION WATER SERVICE TO EXISTING 1" WATER SERVICE MAIN AND INSTALL 1" METER AND 1" BACKFLOW ASSEMBLY.

SITE KEYNOTES:


- (1) LOCATION OF EXISTING DRIVEWAY (TO BE REMOVED).
- (2) PROPOSED MEDIUM DRIVEWAY PER CITY STANDARDS.

NOTES

1. PROPOSED ELEVATIONS SHOWN ARE FINISH SURFACE UNLESS OTHERWISE NOTED. ELEVATIONS SHOWN AT CURBS REPRESENT FINISHED GRADE AT TOP OF PAVEMENT AT FACE OF CURB.
2. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS.
3. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT LOCATIONS.
4. SEE JOINT TRENCH PLANS FOR TELEPHONE, CABLE TV, AND NATURAL GAS DESIGN AND LAYOUT.
5. LANDSCAPE CONTRACTOR TO INSTALL SITE LANDSCAPE DRAINS AND PIPES AND DISCHARGE TO "BUBBLE-UPS" AT BACK OF SIDEWALK.

NOTE

THE PROPERTY IS CURRENTLY SERVED BY A 1" WATER MAIN WHICH RUNS SOUTH ALONG H STREET APPROXIMATELY 125' TO 11TH STREET WHERE IT JOINS AN 8" MAIN. THE PROJECT PLUMBING CONSULTANT AND FIRE PROTECTION CONSULTANT SHALL EVALUATE THE ADEQUACY OF THE EXISTING 1" WATER SERVICE AND MAIN OR SERVING THE PROJECT. IF THE 1" MAIN IS FOUND TO BE INSUFFICIENT THEN A LARGER WATER MAIN SHALL BE INSTALLED BETWEEN THE PROPERTY AND THE 8" MAIN AT 11TH STREET (APPROXIMATELY 125').

DESIGNED BY	RT	DRAWN BY	RT	CHECKED BY	CWC	SCALE	1" = 10'
APPROVED							
BY							
							
PAUL'S PLACE 1111 H STREET PRELIMINARY CIVIL SITE PLAN							
DAVIS CALIFORNIA							
SHEET 01 OF 2							
DATE: 11/5/19							
JOB NO: 1684.02							

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