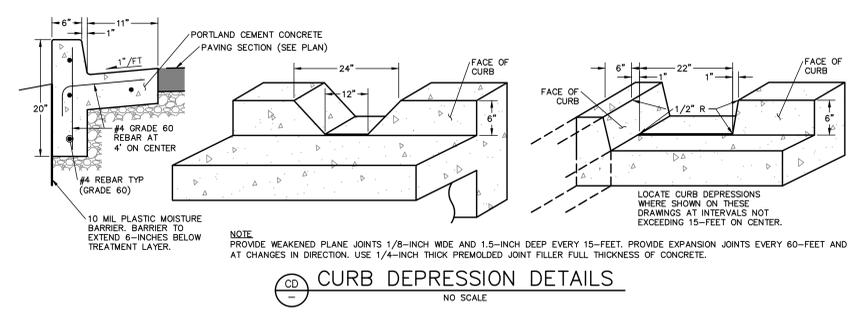
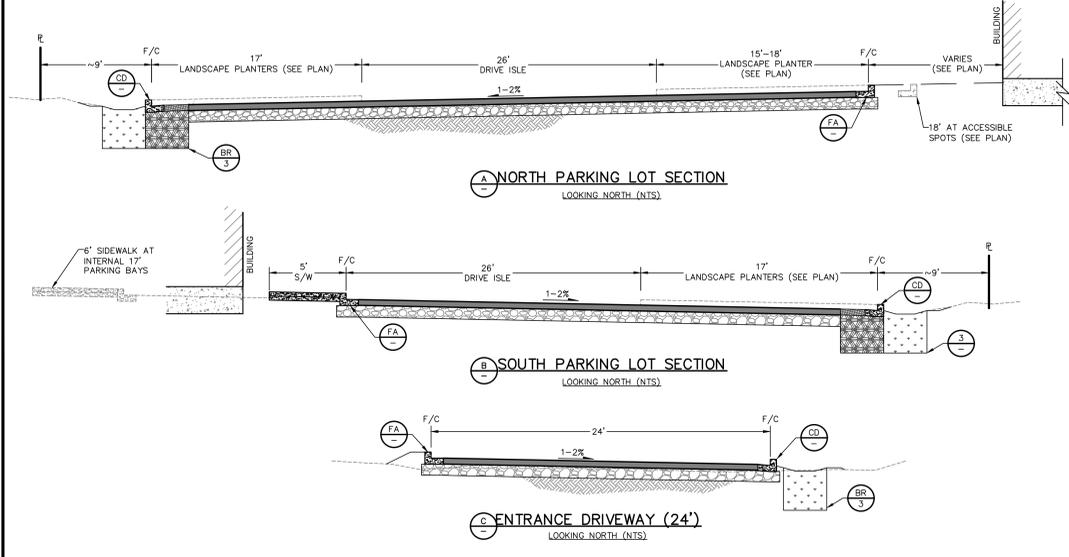


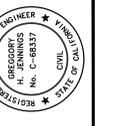
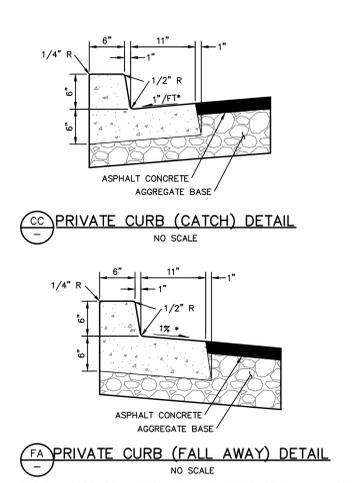
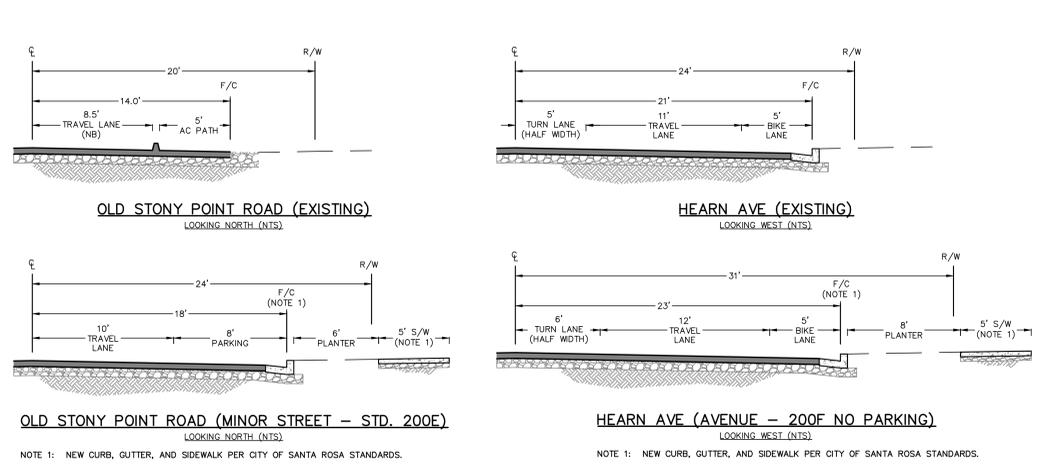
- GRADING PLAN KEYNOTES**
- 1 NEW DRIVEWAY PER CITY STANDARD 250A
 - 2 CALTRANS STANDARD ASBA, CASE F RAMP CONFORM TO EXISTING PAVING AT EXISTING 5' AC PATH.
 - 3 SEE LANDSCAPE ARCHITECTS DRAWING FOR PATHWAY.



ON-SITE IMPROVEMENTS



PUBLIC RIGHT-OF-WAY

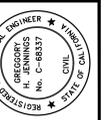


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STONY OAKS APARTMENTS
2542 OLD STONY POINT ROAD
SITEGRADING AND DETAILS

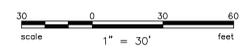
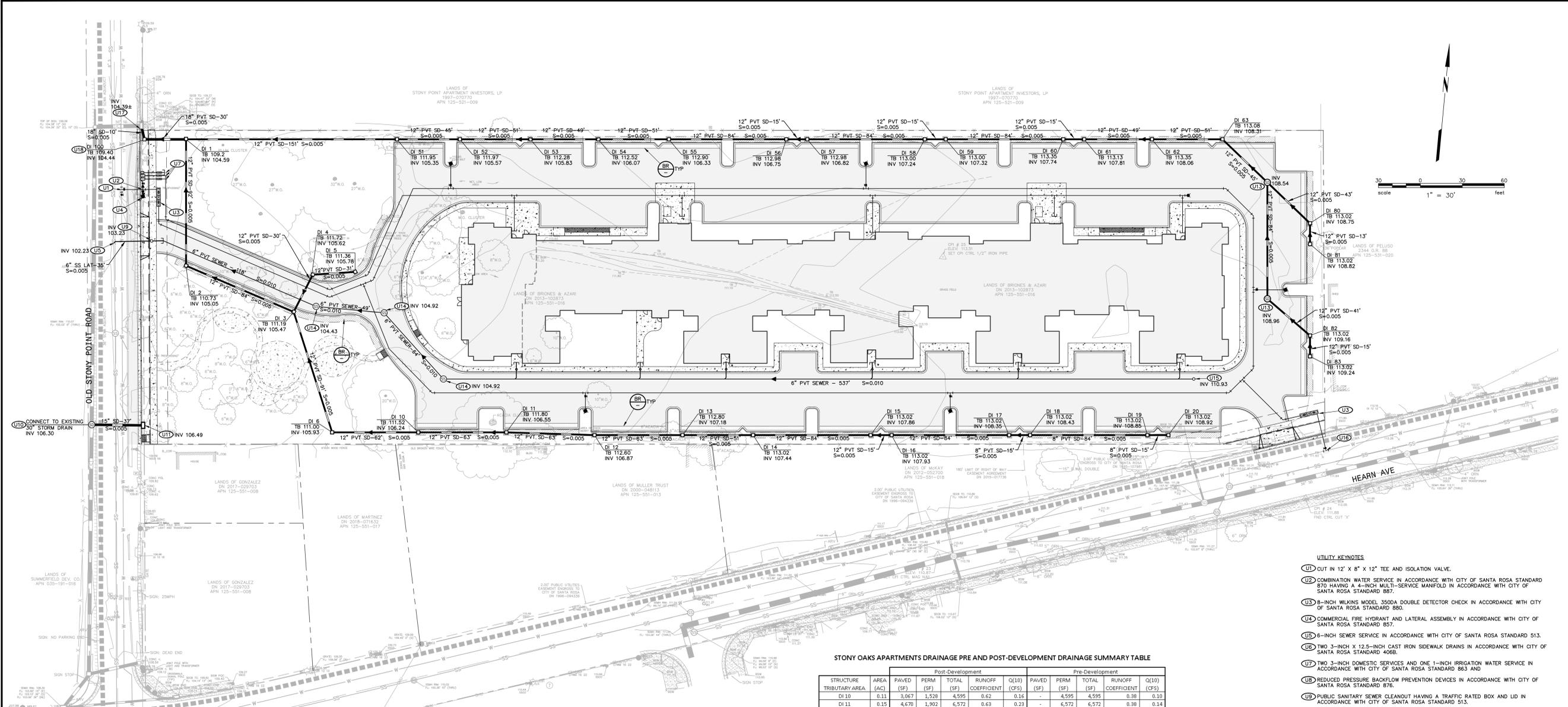
Revisions	
No.	
Date: MARCH 2021	
Scale: AS SHOWN	
Drawn: GHJ	
Approved: GHJ	
Job No: 20201468-10	
Drawing Number:	



GREGORY H. JENNINGS C 68337



STONY OAKS APARTMENTS
2542 OLD STONY POINT ROAD
SITE UTILITIES



UTILITY KEYNOTES

- (U1) CUT IN 12" X 8" X 12" TEE AND ISOLATION VALVE.
- (U2) COMBINATION WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 870 HAVING A 4-INCH MULTI-SERVICE MANHOLE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 857.
- (U3) 8-INCH MILKINS MODEL 3500A DOUBLE DETECTOR CHECK IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 850.
- (U4) COMMERCIAL FIRE HYDRANT AND LATERAL ASSEMBLY IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 857.
- (U5) 6-INCH SEWER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 513.
- (U6) TWO 3-INCH X 12.5-INCH CAST IRON SIDEWALK DRAINS IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 406B.
- (U7) TWO 3-INCH DOMESTIC SERVICES AND ONE 1-INCH IRRIGATION WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863 AND
- (U8) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.
- (U9) PUBLIC SANITARY SEWER CLEANOUT HAVING A TRAFFIC RATED BOX AND LID IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 513.
- (U10) NEW STORM DRAIN MANHOLE PER CITY STANDARD 400.
- (U11) NEW STORM DRAIN CATCH BASIN PER CITY STANDARD 402.
- (U12) PRIVATE 18" X 18" PRECAST STORM DRAIN INLET WITH FOUR 8" WIDE BY 8" DEEP. TOP OF BOX SET EQUAL TO TOP OF ADJACENT CURB.
- (U13) PRIVATE STORM DRAIN MANHOLE.
- (U14) PRIVATE SEWER MANHOLE.
- (U15) PRIVATE SEWER CLEANOUT.
- (U16) 8" HOT TAP BY CITY FORCES.
- (U17) REMOVE EXISTING 18" STORM DRAIN, CONNECT NEW 18" STORM DRAIN.
- (U18) 18" X 18" PRECAST DROP INLET PER CITY STANDARD 408.

STONY OAKS APARTMENTS DRAINAGE PRE AND POST-DEVELOPMENT DRAINAGE SUMMARY TABLE

STRUCTURE	TRIBUTARY AREA	AREA (AC)	Post-Development					Pre-Development				
			PAVED (SF)	PERM (SF)	TOTAL (SF)	RUNOFF COEFFICIENT	Q(10) (CFS)	PAVED (SF)	PERM (SF)	TOTAL (SF)	RUNOFF COEFFICIENT	Q(10) (CFS)
DI 10	0.11	3,067	1,530	4,596	0.62	0.15	-	4,595	4,595	0.38	0.10	
DI 11	0.15	4,470	1,902	6,372	0.63	0.23	-	6,372	6,372	0.38	0.14	
DI 12	0.16	4,110	2,880	6,990	0.59	0.23	-	6,990	6,990	0.38	0.15	
DI 13	0.11	3,688	1,001	4,689	0.66	0.18	-	4,689	4,689	0.38	0.10	
DI 14	0.18	5,746	2,028	7,774	0.65	0.28	-	7,774	7,774	0.38	0.17	
DI 15	0.08	2,869	653	3,522	0.68	0.13	-	3,522	3,522	0.38	0.09	
DI 16	0.13	4,264	1,553	5,817	0.64	0.21	-	5,817	5,817	0.38	0.12	
DI 17	0.13	4,208	1,294	5,492	0.65	0.20	-	5,492	5,492	0.38	0.12	
DI 18	0.13	4,301	1,529	5,830	0.65	0.21	-	5,830	5,830	0.38	0.12	
DI 19	0.12	3,888	1,527	5,415	0.64	0.19	-	5,415	5,415	0.38	0.12	
DI 20	0.10	3,458	918	4,376	0.67	0.16	-	4,376	4,376	0.38	0.09	
DI 83	0.09	3,063	954	4,023	0.66	0.15	-	4,023	4,023	0.38	0.09	
DI 82	0.09	2,852	1,127	3,979	0.64	0.14	-	3,979	3,979	0.38	0.09	
DI 81	0.09	2,863	1,116	3,979	0.64	0.14	-	3,979	3,979	0.38	0.09	
DI 80	0.07	1,815	1,100	2,915	0.60	0.10	-	2,915	2,915	0.38	0.06	
DI 63	0.08	2,291	1,081	3,372	0.62	0.12	-	3,372	3,372	0.38	0.07	
DI 62	0.07	2,456	607	3,063	0.67	0.12	-	3,063	3,063	0.38	0.07	
DI 61	0.18	6,801	1,092	7,893	0.69	0.31	-	7,893	7,893	0.38	0.17	
DI 60	0.09	3,300	619	3,919	0.69	0.15	-	3,919	3,919	0.38	0.09	
DI 59	0.16	5,565	1,467	7,032	0.67	0.26	-	7,032	7,032	0.38	0.15	
DI 58	0.12	4,354	933	5,287	0.68	0.20	-	5,287	5,287	0.38	0.11	
DI 57	0.14	5,024	1,129	6,154	0.68	0.23	-	6,154	6,154	0.38	0.13	
DI 56	0.13	4,479	1,241	5,720	0.66	0.21	-	5,720	5,720	0.38	0.12	
DI 55	0.13	4,725	1,039	5,764	0.68	0.22	-	5,764	5,764	0.38	0.12	
DI 54	0.11	3,716	903	4,619	0.67	0.17	-	4,619	4,619	0.38	0.10	
DI 53	0.16	5,878	942	6,815	0.69	0.27	-	6,815	6,815	0.38	0.15	
DI 52	0.08	2,990	577	3,467	0.69	0.13	-	3,467	3,467	0.38	0.07	
DI 51	0.09	2,825	1,154	3,979	0.63	0.14	-	3,979	3,979	0.38	0.09	
DI 5	0.09	2,799	1,151	3,950	0.63	0.14	-	3,950	3,950	0.38	0.08	
DI 3	0.12	3,931	1,164	5,095	0.66	0.19	-	5,095	5,095	0.38	0.11	
DI 2	0.06	2,694	-	2,694	0.75	0.11	-	2,694	2,694	0.38	0.06	
DI 1	0.35	15,131	15,131	15,131	0.38	0.32	-	15,131	15,131	0.38	-	
DI C	0.43	18,860	18,860	18,860	0.38	0.40	-	18,860	18,860	0.38	-	
TOTALS	4.33	118,591	36,204	154,795	0.77	5.72	-	154,795	154,795	0.38	3.31	

EXISTING DRAINAGE
THE SITE FLOWS OVERLAND TO THE WEST AND HAS A FEW AREAS IDENTIFIED AS DEPRESSED OR LOW LYING AREAS AND WETLANDS (WETLANDS ARE BEING PERMITTED & MITIGATED SEPARATELY THROUGH LOCAL RESOURCE AGENCIES). SITE DRAINAGE IS CURRENTLY COLLECTED IN A ROADSIDE SWALE AND COLLECTED IN AN EXISTING FIELD DRAIN AND CONNECTED TO THE CITY STORM DRAIN SYSTEM VIA AN 18" STORM DRAIN, WHICH CROSSES OLD STONY POINT ROAD, CONNECTING TO AN EXISTING 30" STORM DRAIN.

OLD STONY POINT ROAD IS A DEAD END AND THE 30" STORM DRAIN CONNECTS IS DESIGNED FOR FULLY DEVELOPED PARCELS ON BOTH SIDES OF OLD STONY POINT ROAD. AT THIS TIME, ONLY THE PARCEL IMMEDIATELY TO THE NORTH OF THIS SITE IS FULLY DEVELOPED, LEAVING ADEQUATE SPACE IN THE 30" STORM DRAIN FOR THE EXISTING AND DEVELOPED FLOW.

PROPOSED DRAINAGE
THE SITE IS GRADED SUCH THAT THE APARTMENTS IN THE MIDDLE OF THE SITE IS THE HIGH POINT AND THE DRIVE WAYS AND PARKING STALLS SLOPE TO THE OUTSIDE THE PROPERTY WHERE STORM WATER IS COLLECTED IN VEGETATED SWALES AND DROP INLETS (PRELIMINARY STORMWATER LID REPORT SUBMITTED SEPARATELY FROM THESE DRAWINGS).

OVERALL SITE DRAINAGE MAINTAINS EXISTING SITE DRAINAGE PATTERN TO THE WEST. NEW STORM DRAIN IS CONNECTED TO THE CITY STORM DRAIN SYSTEM AT THE SAME LOCATION AS THE EXISTING CONDITION.

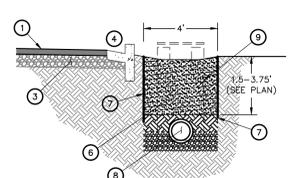
DRAINAGE CALCULATIONS WERE DONE USING THE NEW SCWA FLOOD MANAGEMENT DESIGN MANUAL (AUGUST 2019)

100-YR EVENT
100-YR STORM OVERLAND ESCAPE ROUTE IS WEST TO OLD STONY POINT ROAD.

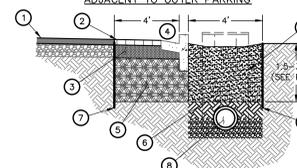
BIO-RETENTION DETAIL KEYNOTES

- 1 AC PAVEMENT
 - 2 PERMEABLE PAVERS*
 - 3 PERMEABLE CLASS II AB
 - 4 CURB AND GUTTER WITH OPENINGS
 - 5 ACCO STORM BRICKX (95% POROSITY)
 - 6 BIOSWALE MEDIA MIX (50% POROSITY)
 - 7 MOISTURE BARRIER
 - 8 12" STORM DRAIN (BACKFILL WITH NATIVE MATERIAL ABOVE SPRING LINE OF PIPE)
 - 9 18" X 18" PRECAST CONCRETE BOX WITH FOUR 8" WIDE X 8" DEEP SIDE OPENINGS.
- *SEE LANDSCAPE ARCHITECT PLANS FOR DETAILS

ADJACENT TO ENTRANCE DRIVEWAY

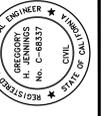


ADJACENT TO OUTER PARKING



BR BIO-RETENTION AND STORAGE (N/S)

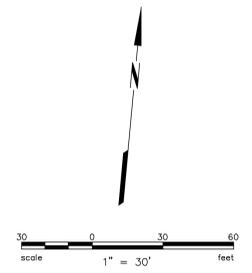
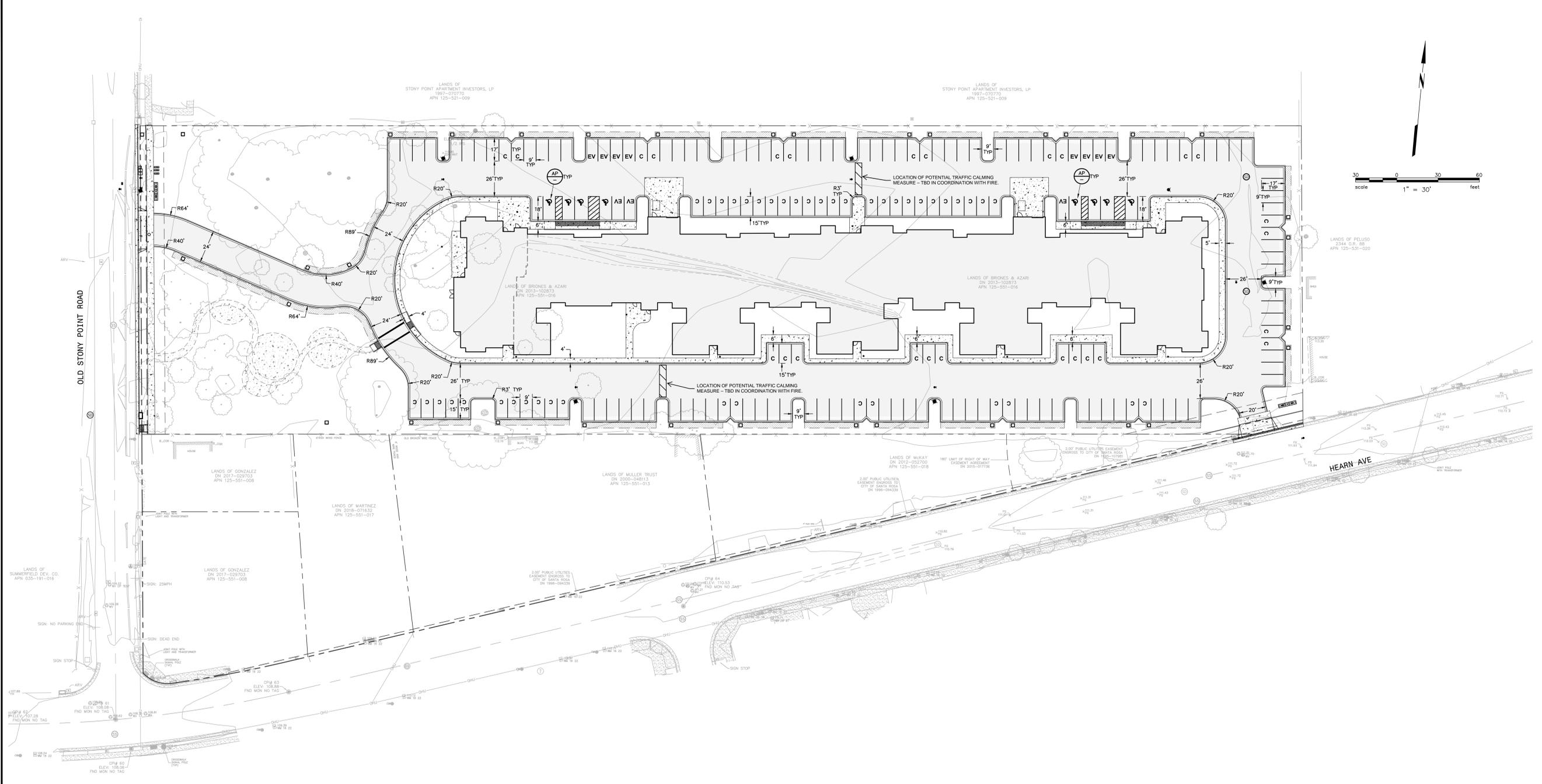
BIO-RETENTION DEPTH (FT)	TREATMENT AREA DESIGNATION
1.5	DI 10
1.5	DI 11
1.5	DI 12
1.5	DI 13
2.25	DI 14
1.5	DI 15
1.5	DI 16
1.5	DI 17
1.5	DI 18
1.5	DI 19
1.5	DI 20
1.5	DI 83
1.5	DI 82
1.5	DI 81
1.5	DI 80
1.5	DI 63
1.5	DI 62
3.75	DI 61
1.5	DI 60
2.5	DI 59
2	DI 58
2	DI 57
2	DI 56
2	DI 55
1.5	DI 54
2.75	DI 53
1.5	DI 52
1.5	DI 51
2	DI 50
2.5	DI 2
2.5	DI 1



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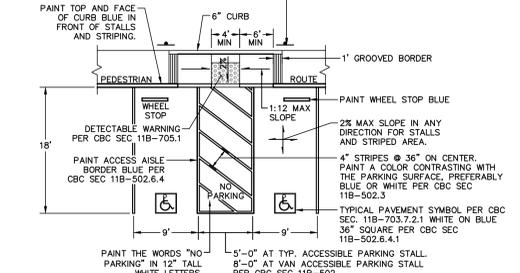


STONY OAKS APARTMENTS
125-551-016
2542 OLD STONY POINT ROAD
SITE STRIPING AND LAYOUT



NOTES
INSTALL SIGN NO LESS THAN 17" WIDE BY 22" HIGH POSTED EITHER 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ONSITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE WHICH READS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: OR BY TELEPHONING (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.)

70 SQ. IN. DARK BLUE REFLECTIVE PORCELAIN, ENAMEL STEEL SIGN WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED 80" OFF F.G. ON 1.5" Ø STEEL POST. PROVIDE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY WHICH READS "MINIMUM FINE \$250." VAN SPACE SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY PER CBC SEC 11B-502.6.



ACCESSIBLE PARKING STALLS
NO SCALE

Revisions	No.	Date	Scale	Shown	Design	Drawn	Approved	Job No.
		MARCH 2021	AS SHOWN		GHJ	GHJ	GHJ	20201489-10

Drawing Number: **4** OF **4**