

# FORMER RODDY RANCH GOLF COURSE

## HABITAT RESTORATION AND PUBLIC ACCESS PLAN

### 65% PLANS

APRIL 19, 2024

#### CLIENT CONTACT

**EAST BAY REGIONAL PARK DISTRICT:**  
EVA ROSE LEAVITT, LANDSCAPE ARCHITECT  
2950 PERALTA OAKS COURT  
OAKLAND, CA 94605  
(510) 544-2306

**EAST CONTRA COSTA COUNTY  
HABITAT CONSERVANCY:**  
ABIGAIL FATEMEN, EXECUTIVE DIRECTOR  
30 MUIR ROAD  
MARTINEZ, CA 94553  
(925) 655-2909

#### CONSULTANT TEAM

**PRIME AND LANDSCAPE ARCHITECTURE:**  
RESTORATION DESIGN GROUP, INC.  
ERIK STROMBERG, PLA, PRINCIPAL  
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BERKELEY, CA 94710  
(510) 644-2798

**BIOLOGICAL RESOURCES:**  
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MARTINEZ, CA 94553  
(925) 228-1027

**SOILS SCIENCE:**  
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2446 BUCKLEBURY ROAD  
DAVIS, CA 95616  
(530) 902-4622

**CULTURAL RESOURCES:**  
PALEO WEST, LLC  
VANESSA MIRRO, PRINCIPAL  
319 E. PALM LANE  
PHOENIX, AZ 85004  
(925) 253-9070

**CIVIL ENGINEERS (UTILITIES, ROADWAY):**  
BKF ENGINEERS  
DAN SCHAEFER, PRINCIPAL  
1646 CALIFORNIA BLVD, SUITE 400  
WALNUT CREEK, CA 94596  
(925) 940-2200

**CEQA CONSULTANTS:**  
IMPACT SCIENCES  
JOHN ANDERSON, ASSOCIATE PRINCIPAL  
20445 PROSPECT ROAD, SUITE C  
SAN JOSE, CA 95129  
(408) 526-1440

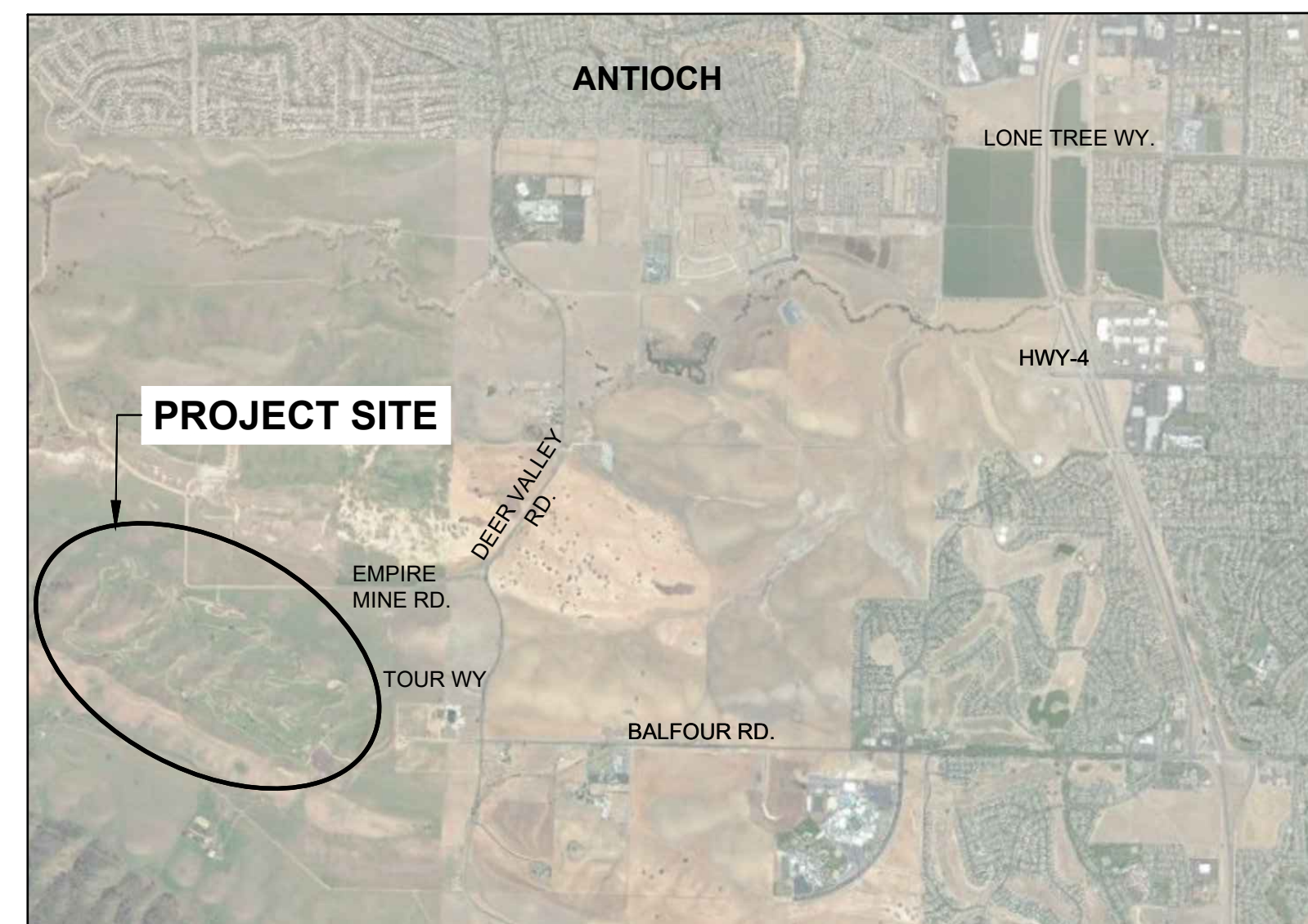
**TRAFFIC ENGINEERS:**  
FEHR & PEERS  
BILL BURTON, PRINCIPAL  
100 PRINGLE AVE, SUITE 600  
WALNUT CREEK, CA 94596  
(925) 930-71001

**GEOTECHNICAL CONSULTANTS:**  
ENGEO  
JONATHAN D. BUCK, PROJECT MANAGER  
2010 CROW CANYON PLACE, SUITE 250  
SAN RAMON, CA 94583  
(925) 866-9000



2 WORKING DAYS  
BEFORE YOU DIG CALL USA  
TOLL FREE 811

#### PROJECT LOCATION:



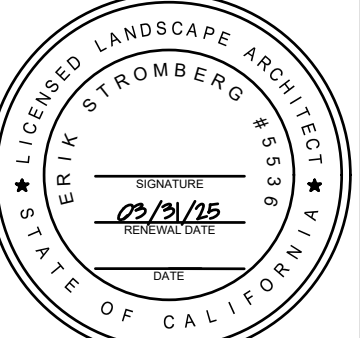
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**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

COVER



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DESIGN BY ES  
DRAWN BY TE, HK  
CHECKED BY ES  
SCALE  
DATE APRIL 19, 2024  
SHEET

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OF 129

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**SHEET NUMBER SHEET TITLE**

Table with 2 columns: SHEET NUMBER and SHEET TITLE. Rows include T-1.0 COVER, T-2.0 GENERAL NOTES, T-3.0 OVERVIEW, T-4.0 EARTHWORK, V-1.0 SURVEY, L-1.0 DEMOLITION OVERVIEW, L-1.1 DEMOLITION, L-1.2 DEMOLITION, L-1.3 DEMOLITION, L-1.4 DEMOLITION, L-1.5 DEMOLITION, L-1.6 DEMOLITION, L-1.7 DEMOLITION, L-1.8 DEMOLITION, L-1.9 DEMOLITION, L-1.10 DEMOLITION, L-1.11 DEMOLITION, L-1.12 DEMOLITION, L-1.13 DEMOLITION, L-1.14 DEMOLITION, L-2.0 LEGEND AND NOTES, L-2.1 PARK ENTRY MATERIALS + LAYOUT, L-2.2 PARK ENTRY GRADING, L-2.3 PARK ENTRY REVEGETATION, L-2.4 PARKING LOT MATERIALS + LAYOUT, L-2.5 PARKING AREA INFILTRATION GALLERY, L-3.0 LANDSCAPE FEATURES OVERVIEW, L-3.1 LANDSCAPE FEATURES 1-4, L-3.2 LANDSCAPE FEATURES 5-12, L-3.3 LANDSCAPE FEATURES 13-21, L-3.4 LANDSCAPE FEATURES 22-24, L-3.5 LANDSCAPE FEATURES 25-34, L-3.6 LANDSCAPE FEATURES 35-44, L-3.7 LANDSCAPE FEATURES 45-52, L-3.8 LANDSCAPE FEATURES 53-56, L-3.9 LANDSCAPE FEATURES 57-64, L-3.10 LANDSCAPE FEATURES 65-69, L-3.11 HILL RECONSTRUCTION, L-3.12 LANDSCAPE FEATURES P33, L-3.13 LANDSCAPE FEATURES P32 B2, L-3.14 LANDSCAPE FEATURES 70-72, L-3.15 LANDSCAPE FEATURES 73-74, L-3.16 LANDSCAPE FEATURES 75-78, L-3.17 LANDSCAPE FEATURES 79-84, L-3.18 LANDSCAPE FEATURES 85-88, L-3.19 LANDSCAPE FEATURES 89-95, L-3.20 LANDSCAPE FEATURES 96-103, L-4.0 ECT - PLAN & PROFILE (0+00 TO 4+00), L-4.1 ECT - PLAN & PROFILE (4+00 TO 8+00), L-4.2 ECT - PLAN & PROFILE (8+00 TO 11+50), L-4.3 ECT - PLAN & PROFILE (11+50 TO 15+00), L-4.4 ECT - PLAN & PROFILE (15+00 TO END), L-4.5 EOS - PLAN & PROFILE (0+00 TO END), L-4.6 AILT - PLAN & PROFILE (0+00 TO 4+00), L-4.7 AILT - PLAN & PROFILE (4+00 TO 7+00), L-4.8 AILT - PLAN & PROFILE (7+00 TO 11+50), L-4.9 AILT - PLAN & PROFILE (11+50 TO 15+50), L-4.10 AILT - PLAN & PROFILE (15+50 TO 19+50), L-4.11 AILT - PLAN & PROFILE (19+50 TO 22+50), L-4.12 AILT - PLAN & PROFILE (22+50 TO 25+50), L-4.13 AILT - PLAN & PROFILE (25+50 TO 28+00), L-4.14 AILT - PLAN & PROFILE (25+50 TO END), L-4.15 MCT - PLAN & PROFILE (0+00 TO 3+50), L-4.16 MCT - PLAN & PROFILE (3+50 TO 7+50), L-4.17 MCT - PLAN & PROFILE (7+50 TO END), L-4.18 AMLT - PLAN & PROFILE (0+00 TO 4+00), L-4.19 AMLT - PLAN & PROFILE (4+00 TO 8+00)

Table with 2 columns: SHEET NUMBER and SHEET TITLE. Rows include L-4.20 AMLT - PLAN & PROFILE (8+00 TO 12+00), L-4.21 AMLT - PLAN & PROFILE (12+00 TO 15+50), L-4.22 AMLT - PLAN & PROFILE (15+50 TO 19+00), L-4.23 AMLT - PLAN & PROFILE (19+00 TO 23+00), L-4.24 AMLT - PLAN & PROFILE (23+00 TO 25+50), L-4.25 AMLT - PLAN & PROFILE (25+50 TO 30+00), L-4.26 AMLT - PLAN & PROFILE (30+00 TO 34+00), L-4.27 AMLT - PLAN & PROFILE (34+00 TO 37+50), L-4.28 AMLT - PLAN & PROFILE (37+50 TO END), L-4.29 OLT - PLAN & PROFILE (0+00 TO 4+00), L-4.30 OLT - PLAN & PROFILE (4+00 TO 8+00), L-4.31 OLT - PLAN & PROFILE (8+00 TO 12+00), L-4.32 OLT - PLAN & PROFILE (12+00 TO 16+50), L-4.33 OLT - PLAN & PROFILE (16+50 TO 20+00), L-4.34 OLT - PLAN & PROFILE (20+00 TO 24+00), L-4.35 OLT - PLAN & PROFILE (24+00 TO 28+00), L-4.36 OLT - PLAN & PROFILE (28+00 TO 32+00), L-4.37 OLT - PLAN & PROFILE (32+00 TO 36+00), L-4.38 OLT - PLAN & PROFILE (36+00 TO 40+00), L-4.39 OLT - PLAN & PROFILE (40+00 TO 44+00), L-4.40 OLT - PLAN & PROFILE (44+00 TO 48+00), L-4.41 OLT - PLAN & PROFILE (48+00 TO 52+00), L-4.42 OLT - PLAN & PROFILE (52+00 TO 56+00), L-4.43 OLT - PLAN & PROFILE (56+00 TO 60+00), L-4.44 OLT - PLAN & PROFILE (60+00 TO 64+00), L-4.45 OLT - PLAN & PROFILE (64+00 TO 68+00), L-4.46 OLT - PLAN & PROFILE (68+00 TO 72+00), L-4.47 OLT - PLAN & PROFILE (72+00 TO 76+00), L-4.48 OLT - PLAN & PROFILE (76+00 TO 80+00), L-4.49 OLT - PLAN & PROFILE (80+00 TO 84+00), L-4.50 OLT - PLAN & PROFILE (84+00 TO 88+00), L-4.51 OLT - PLAN & PROFILE (88+00 TO 92+00), L-4.52 OLT - PLAN & PROFILE (92+00 TO 96+00), L-4.53 OLT - PLAN & PROFILE (96+00 TO 99+00), L-4.54 OLT - PLAN & PROFILE (99+00 TO END), L-5.0 GRADING DETAILS, L-5.1 TRAIL DETAILS, L-5.2 STAIR DETAILS, L-5.3 STAIR DETAILS, L-5.4 SITE FURNISHINGS, L-5.5 REVEGETATION DETAILS, U1.0 GENERAL NOTES, U2.0 EXISTING CONDITIONS & DEMOLITION PLAN, U3.0 UTILITY PLAN, U3.1 UTILITY PROFILE, U4.0 CONSTRUCTION DETAILS, A-01 PAVILION FLOOR PLAN, A-02a PAVILION ELEVATION VIEW, A-02b PAVILION ELEVATION VIEW, A-03 RESTROOM FLOOR PLAN, A-04 RESTROOM ELEVATION VIEW, A-05 RESTROOM ELEVATION VIEW, C1.0 TITLE SHEET, C2.0 TYPICAL SECTIONS, C3.0 DEMOLITION PLAN, C3.1 DEMOLITION PLAN, C4.0 LAYOUT PLAN, C4.0 LAYOUT PLAN, C5.0 GRADING PLAN, C5.1 GRADING PLAN, C6.0 UTILITY PLAN, C6.1 UTILITY PLAN

**GENERAL NOTES**

- 1. OWNER REFERS TO THE EAST BAY REGIONAL PARK DISTRICT (DISTRICT) WHICH IS THE LEAD AGENCY. OWNER OR OWNER'S REPRESENTATIVE (O.R.) FOR THE PROJECT REFERS TO THE DISTRICT ENGINEER, ASSOCIATES, OR AGENTS.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SITE SECURITY DURING THE CONSTRUCTION PERIOD.
- 3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL OF THE WORK PERFORMED BY THEIR SUBCONTRACTORS, WITHOUT EXCEPTION.
- 4. THE CONTRACTOR SHALL IDENTIFY A RESPONSIBLE CONTACT PERSON, WHO IS AN EMPLOYEE OF THE CONTRACTOR, AND A 24-HOUR TELEPHONE NUMBER TO CALL TO RESOLVE PROBLEMS WITH NOISE, DUST OR OTHER CONSTRUCTION-RELATED ISSUES.
- 5. ALL TRASH MUST BE REMOVED FROM THE SITE DAILY TO PROTECT WILDLIFE. REMOVE ALL LITTER AND CONSTRUCTION RELATED DEBRIS BEFORE LEAVING THE SITE EACH DAY.
- 6. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY ENGEO INCORPORATED AND DATED \_\_\_\_\_. THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) EAST BAY REGIONAL PARK DISTRICT STANDARD PLANS 3) STATE OF CALIFORNIA STANDARD DETAILS, 4) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER.
- 7. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE O.R. PRIOR TO CONSTRUCTION.
- 8. CONTRACTOR SHALL PROVIDE PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC.
- 9. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR'S ENGINEER AND LICENSED LAND SURVEYOR.
- 10. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
- 11. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
- 12. CONTRACTOR MUST FAMILIARIZE AND COMPLY WITH ALL PROJECT PERMIT CONDITIONS.
- 13. PROVIDE SHOP DRAWINGS AND AS-BUILTS AS NOTED IN SPECIFICATIONS
- 14. ONLY CLEAR/PREPARE LAND WHICH WILL BE ACTIVELY UNDER CONSTRUCTION WITHIN TWO WEEKS
- 15. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING STAGING AREAS AND ACCESS ROUTES. DECOMPACT AND SEED AS REQUIRED.
- 16. RESTROOM SHALL BE A FOUR STALL PREFABRICATED RESTROOM (ROMTEC MODEL 1015, OR APPROVED EQUAL) WITH BOARD AND BATTEN SIDING AND STANDING SEAM ROOF TO MATCH PAVILION. CONTRACTOR TO PROVIDE ALL CONDITIONAL NECESSARY TO INSTALL TOILET, INCLUDING PERMITS AS REQUIRED. CONTRACTOR TO COORDINATE WITH ROMTEC ON AND ALL NECESSARY EXCAVATION AND FOUNDATION REQUIREMENTS, AS WELL AS ANY FEATURES REQUIRED FOR FULLY FUNCTIONING STRUCTURE NOT PROVIDED BY ROMTEC.
- 17. EXISTING FARM EQUIPMENT ON SITE TO BE PROTECTED IN PLACE EXCEPT WHERE PARKING LOT AND ENTRY AREA DESIGN CONFLICT. WHERE FARM EQUIPMENT MUST BE MOVED, OWNER TO PROVIDE DIRECTION ON NEW LOCATION IN FIELD.

**ABBREVIATIONS**

Table with 2 columns: ABBREVIATION and DESCRIPTION. Rows include AC ASPHALT CONCRETE PAVEMENT, AB AGGREGATE BASE, BC BOTTOM OF CURB, BS BOTTOM OF STAIR, CLR CLEAR, CIP CAST-IN-PLACE, C CENTERLINE, (E) EXISTING, EBRPD EAST BAY REGIONAL PARK DISTRICT, FG FINISH GRADE, FS FINISH SURFACE, GB GRADE BREAK, HP HIGH POINT, LP LOW POINT, LF LINEAR FEET, L.O.G. LIMIT OF GRADING, L.O.W. LIMIT OF WORK, MM MEET AND MATCH, NIC NOT IN CONTRACT, OC ON CENTER, OHM ORDINARY HIGH WATER, O.R. OWNER'S REPRESENTATIVE, PP PRESERVE AND PROTECT, R.O.W RIGHT-OF-WAY, STA STATION, TBD TO BE DETERMINED, TC TOP OF CURB, TS TOP OF STAIR, TYP. TYPICAL, UON UNLESS OTHERWISE NOTED

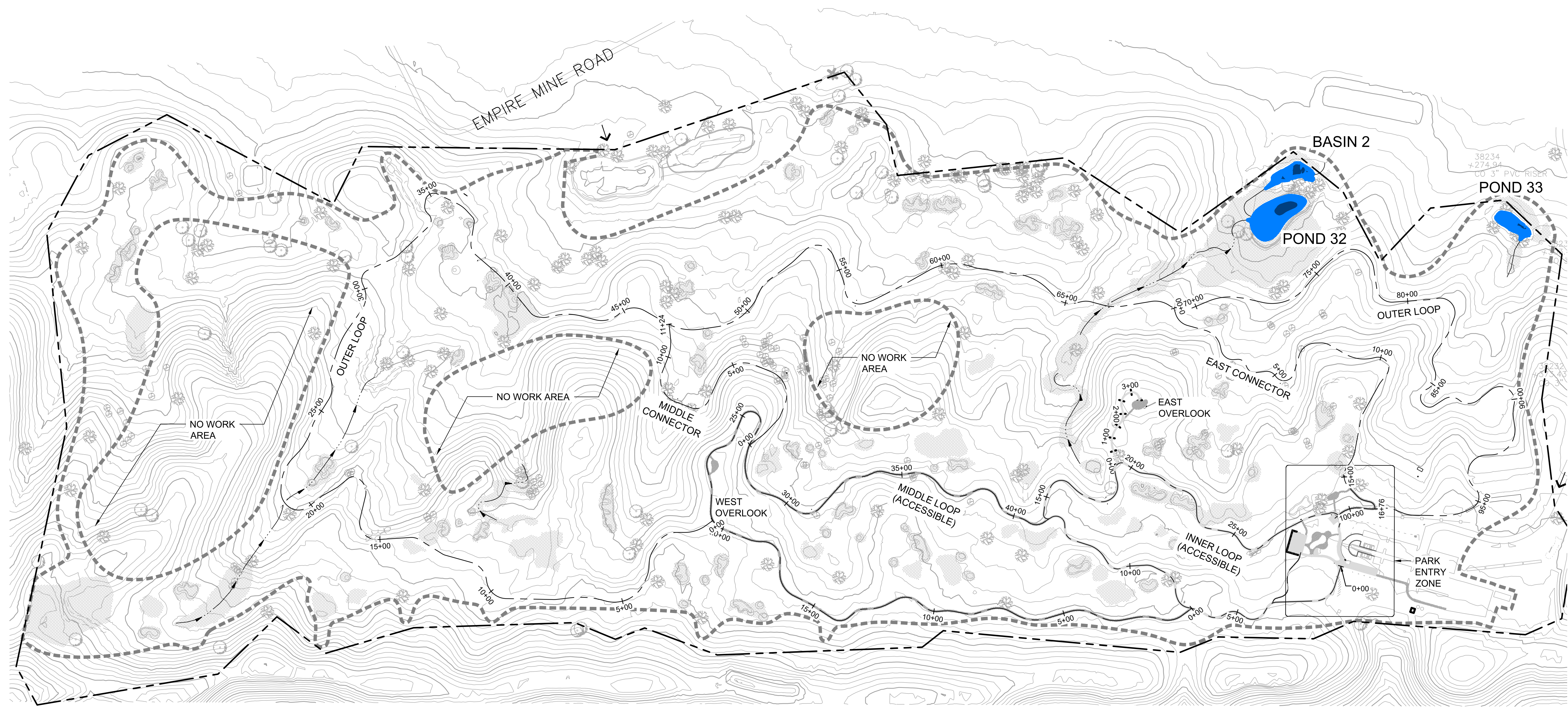
FORMER RODDY RANCH GOLF COURSE  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL  
(NOT FOR CONSTRUCTION)  
GENERAL NOTES

Table with 3 columns: REVISIONS, DATE, DESCRIPTION. Includes APPR column.



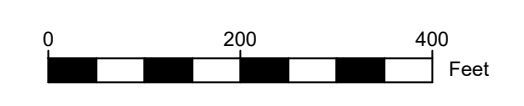
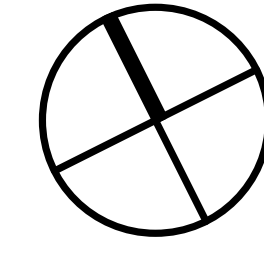
Table with 2 columns: FIELD and VALUE. Rows include DESIGN BY (ES), DRAWN BY (TE, HK), CHECKED BY (ES), SCALE, DATE (APRIL 19, 2024), SHEET

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**LEGEND**

- PROPERTY BOUNDARY
- LIMIT OF WORK (L.O.W.)
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- NEW TRAILS
- ← CONSTRUCTION ACCESS
- PONDS & BASINS (HIGH WATER EXTENT)
- PONDS & BASINS (LOW WATER EXTENT)
- CONCRETE PAVING
- AGGREGATE SURFACE
- LIMIT OF RESTORATION GRADING



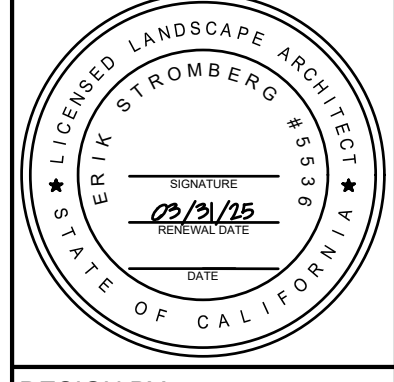
**NOTE:** SEE CIVIL DRAWINGS FOR DEER VALLEY ROAD AND TOUR WAY INTERSECTION IMPROVEMENTS.

NO	DATE	DESCRIPTION	APPR

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION) OVERVIEW



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DESIGN BY ES  
 DRAWN BY TE, HK  
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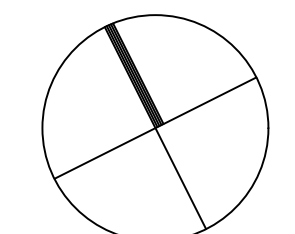
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NOTE: GRADING FOR CART PATH DECOMMISSION NOT SHOWN.

NOTE: GRADING WILL BE REFINED USING UPDATED TOPOGRAPHIC SURVEY

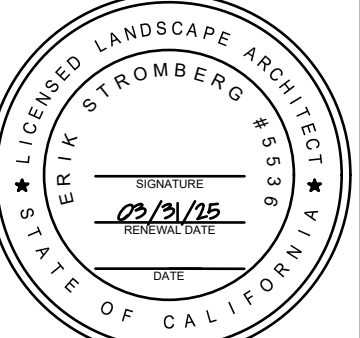


REVISIONS		
NO.	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION) | EARTHWORK

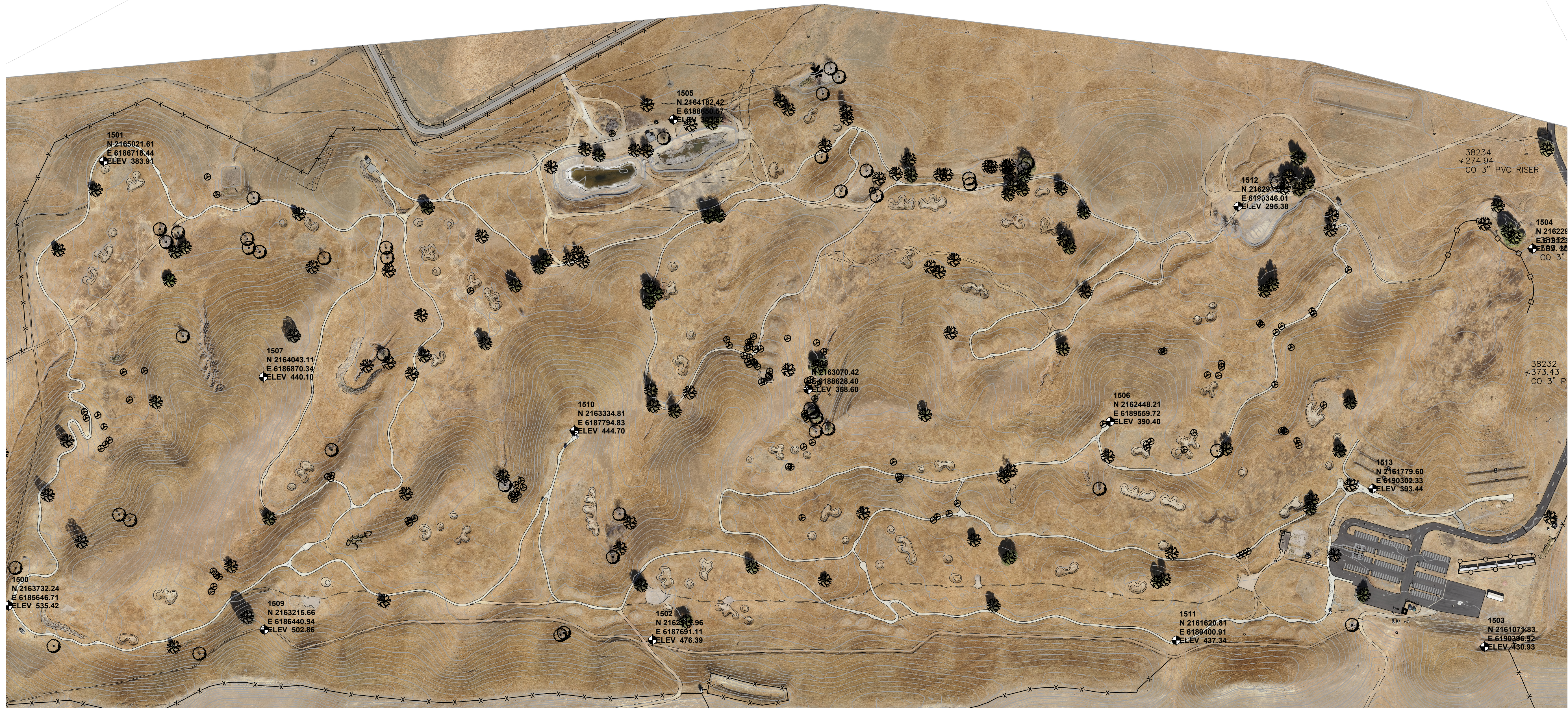


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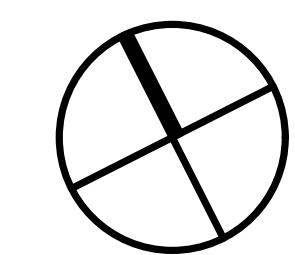
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 DATE APRIL 19, 2024  
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 OF 129



**SURVEY NOTES**

1. AERIAL MAPPING CONDUCTED NOVEMBER, 2020 BY GEOWING MAPPING INC. ALAN MIKUNI, PE
2. VERTICAL DATUM NAVD88
3. SURVEY CONTROL POINTS ARE AS SHOWN AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. \*\*NOTE TO DISTRICT - CONTROL SHOULD BE VERIFIED PRIOR TO BID SO WE KNOW WHAT IS ON-SITE AT THE TIME OF CONSTRUCTION.\*\*

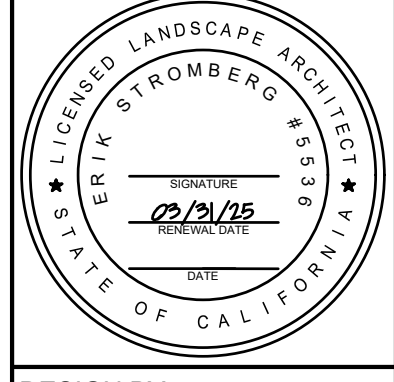


REVISIONS	
NO	DATE

**FORMER RODDY RANCH GOLF COURSE  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
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DESIGN BY  
DRAWN BY EBRPD  
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SCALE 1" = 200'-0"  
DATE APRIL 19, 2024  
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**DEMOLITION NOTES**

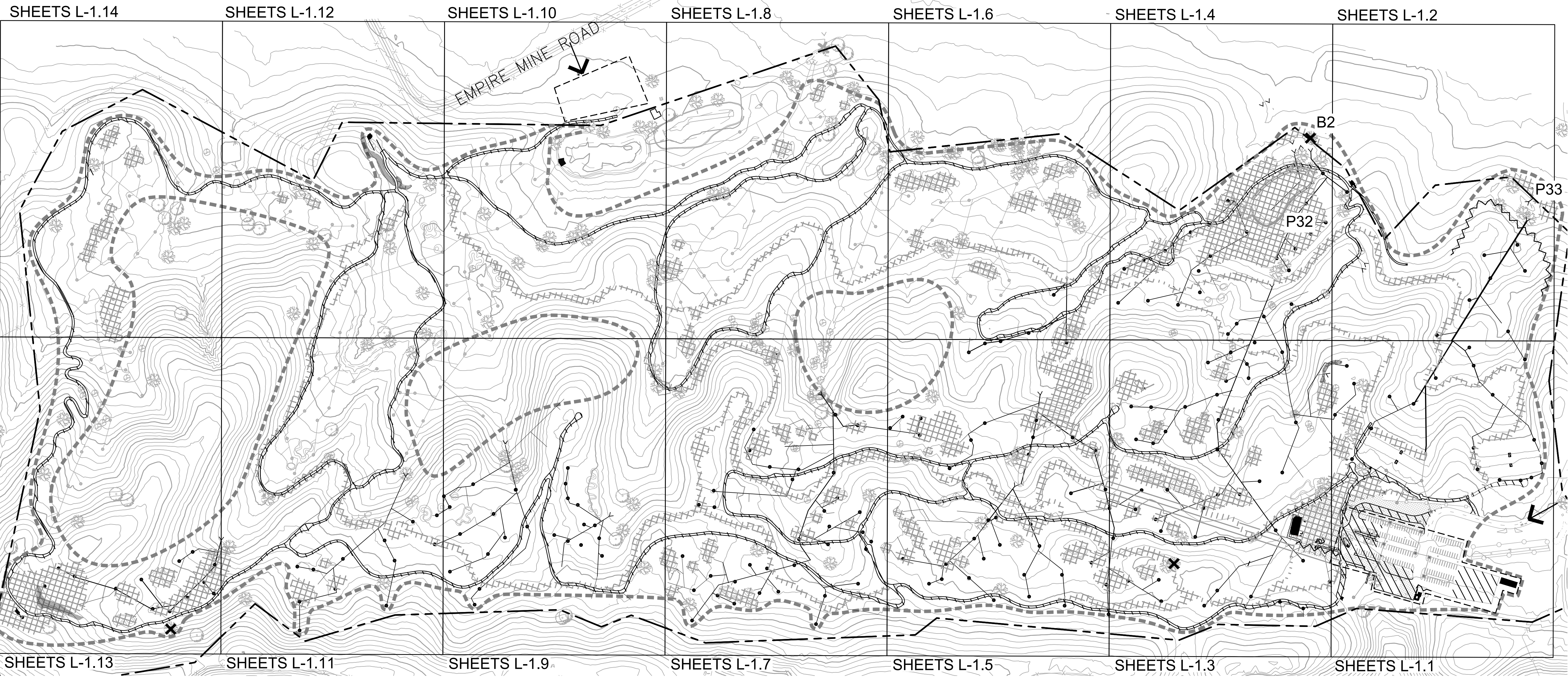
- CONSTRUCTION ACCESS SHALL BE OFF OF EMPIRE MINE ROAD AND TOUR WAY, AS NOTED ON PLANS.
- PROTECT ALL IMPROVEMENTS NOT NOTED FOR DEMOLITION.
- LEGALLY DISPOSE OF ALL MATERIAL CLEARED, GRUBBED, DEMOLISHED, OR SALVAGED BUT NOT UTILIZED FOR PROJECT OR ACCEPTED BY OWNER. STOCKPILE ALL MATERIALS NOTED ON PLANS FOR REUSE.
- CLEAR AND GRUB TO THE LIMITS OF GRADING. VEGETATIVE MATERIAL MAY BE INCORPORATED INTO TOPSOIL AND LEFT ON-SITE PER O.R. APPROVAL IN THE FIELD. WOODY DEBRIS SHALL BE REDISTRIBUTED ON-SITE PER O.R. DIRECTION ALONG CONSTRUCTED CHANNELS AND PONDS. ANY MULCH GENERATED FROM VEGETATION REMOVAL MAY BE SPREAD IN A MAXIMUM OF 1-INCH THICK LAYER ACROSS DISTURBED AREAS.
- CONTRACTOR SHALL REVIEW AS-BUILTS FOR RODDY RANCH GOLF COURSE FOR THE EXTENT AND LOCATION OF REMAINING GOLF COURSE WORKS, INCLUDING IRRIGATION, STORM DRAIN NETWORK, AND LOCATIONS AND DEPTHS OF EARTHWORK. STORM DRAIN NETWORK IS SHOWN SCHEMATICALLY AND WAS DIGITIZED FROM PAPER MAPS. CONTRACTOR TO VERIFY LOCATIONS IN THE FIELD.
- AGGREGATE BASE AND CONCRETE MAY BE SALVAGED FOR REUSE AS BASE COURSE IF MATERIAL MEETS CALTRANS SPECIFICATIONS FOR CLASS II AGGREGATE BASE.
- REMOVE STORM DRAIN NETWORK THAT CONFLICTS WITH SITE WORK, INCLUDING ALL DRAIN INLETS, AND STANDING PIPES NOT NOTED TO BE PRESERVED AND PROTECTED. REMOVE ALL PERFORATED PIPES ENCOUNTERED, INCLUDING AT SAND TRAPS (NOT SHOWN). CAP AND SEAL ALL DRAIN PIPES TO BE ABANDONED IN PLACE.
- COMPLY WITH SECTION 15 EXISTING FACILITIES AND SECTION 71-6 ABANDON DRAINAGE STRUCTURES OF THE 2018 CALTRANS STANDARD SPECIFICATIONS.
- PP ALL UTILITIES UNLESS OTHERWISE NOTED.
- SALVAGE (E) IRRIGATION COMPONENTS AS FEASIBLE AND RETURN TO OWNER. SALVAGED COMPONENTS, IF DEEMED IN PROPER WORKING ORDER AND IF APPROVED BY O.R. MAY BE RE-USED IN PROJECT IRRIGATION INSTALLATION.
- SALVAGE AND STOCKPILE ALL YARDAGE MARKERS AND RETURN TO OWNER. SALVAGE AND RESET DRIVING RANGE MAP BOULDERS PER O.R. DIRECTION IN THE FIELD AFTER PICNIC AREA PAVING INSTALLATION.
- PRESERVE AND PROTECT ALL TREES NOT NOTED FOR REMOVAL. KEEP ALL EQUIPMENT OUTSIDE OF DRIP LINE. WHERE PROPOSED IMPROVEMENTS ARE NOTED WITHIN THE DRIP LINE OF EXISTING TREES, LIMIT DISTURBANCE TO THE MINIMUM REQUIRED. SEE SPECS FOR ADDITIONAL REQUIREMENTS. CONTRACTOR MUST REPLACE TREES DAMAGED BY WORK NOT CONFORMING TO THE PLANS AND SPECS.

**EROSION CONTROL NOTES**

- CONTRACTOR TO PREPARE STORM WATER PROTECTION PLAN (SWPPP) IN ACCORDANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) REQUIREMENTS PRIOR TO CONSTRUCTION ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE WORK IS VERIFIED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND FINAL APPROVAL IS RECEIVED.
- PLACE FIBER ROLLS ACROSS DISTURBED SLOPES THAT ARE GREATER THAN 4:1 SLOPE. PLACE AT EVERY 10-FT CONTOUR FOR DISTURBED SLOPES GREATER THAN 10-FT IN HEIGHT.

**DEMOLITION LEGEND**

	LIMIT OF WORK (L.O.W.)		CONSTRUCTION ACCESS
	PROPERTY BOUNDARY		STAGING AREA
	(E) MAJOR CONTOUR		STORM DRAIN NETWORK TO BE REMOVED/ ABANDONED (SHOWN SCHEMATICALLY)
	(E) MINOR CONTOUR		STORM DRAIN NETWORK TO BE PRESERVED & PROTECTED (SHOWN SCHEMATICALLY)
	FENCING, GATES AND WALLS TO BE REMOVED		OUTFALL (SHOWN SCHEMATICALLY)
	AREA TO BE CLEARED AND GRUBBED. SEE DEMOLITION NOTES.		OUTFALL TO BE PRESERVED AND PROTECTED (SHOWN SCHEMATICALLY)
	PAVING TO BE DEMOLISHED, ASPHALT, RIPRAP AND CONCRETE TO BE REMOVED. SEE DEMOLITION NOTES AND NOTES ON PLAN.		TREE TO BE REMOVED, SALVAGE TRUNKS 9" DIAMETER AND LARGER FOR USE AS PLACED LOGS. GRIND STUMP TO 18" BELOW LOWEST ADJACENT FINISH GRADE, SEE GRADING PLANS.
	STRUCTURES TO BE REMOVED		
	ROCKS TO BE REMOVED AND SALVAGED		



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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)  
 DEMOLITION OVERVIEW

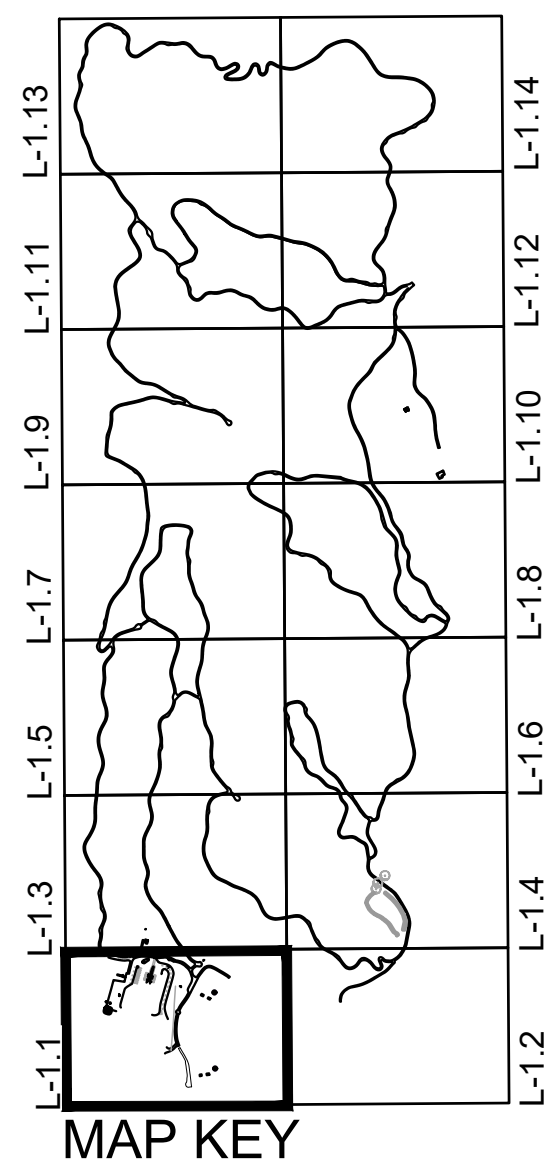
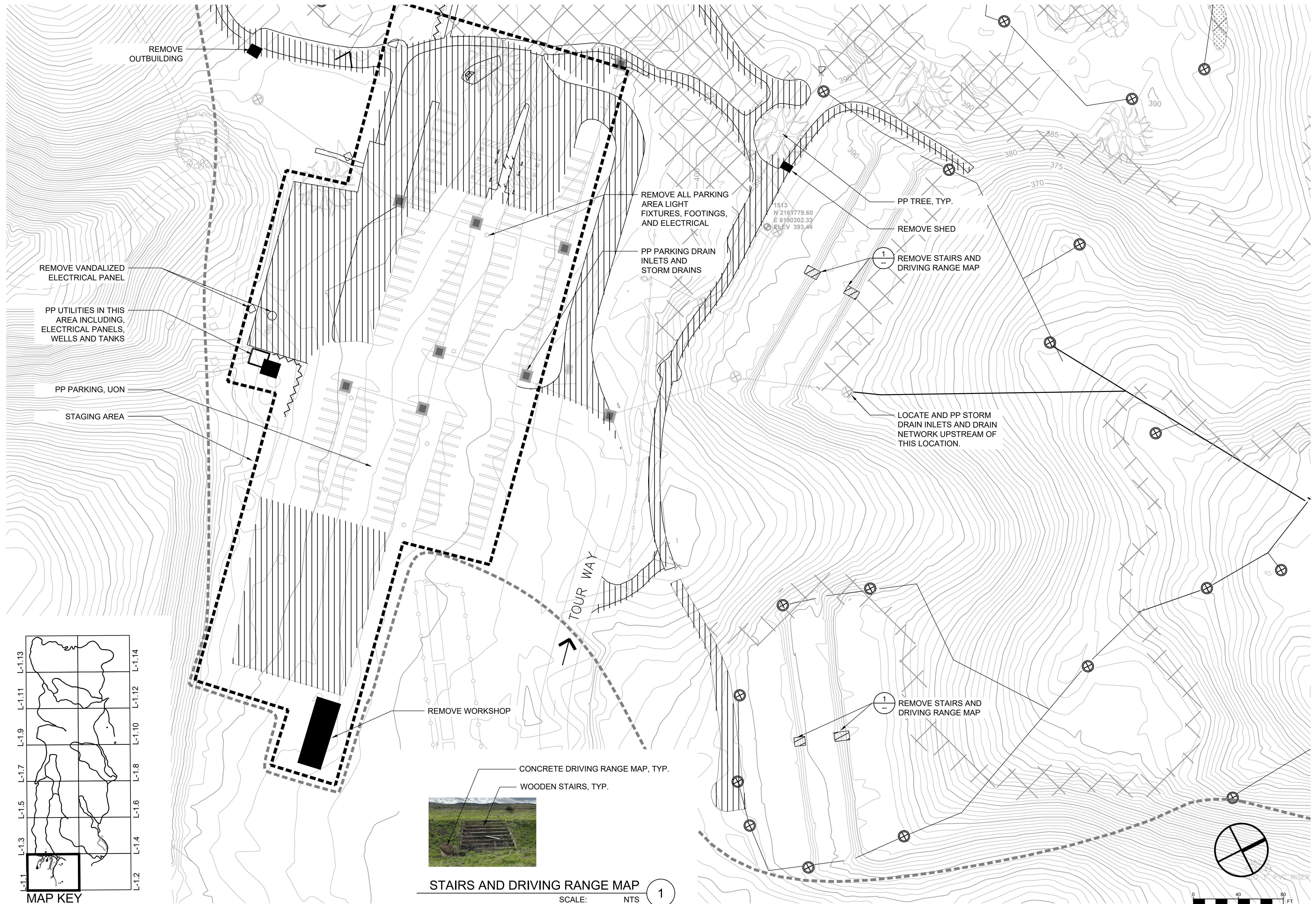


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**STAIRS AND DRIVING RANGE MAP**  
SCALE: NTS 1

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
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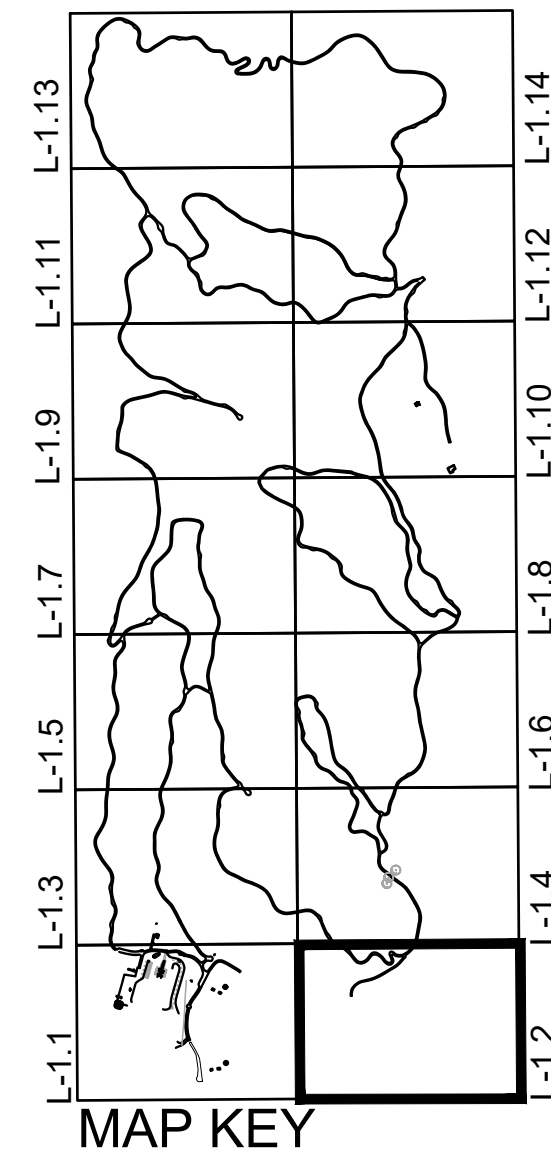
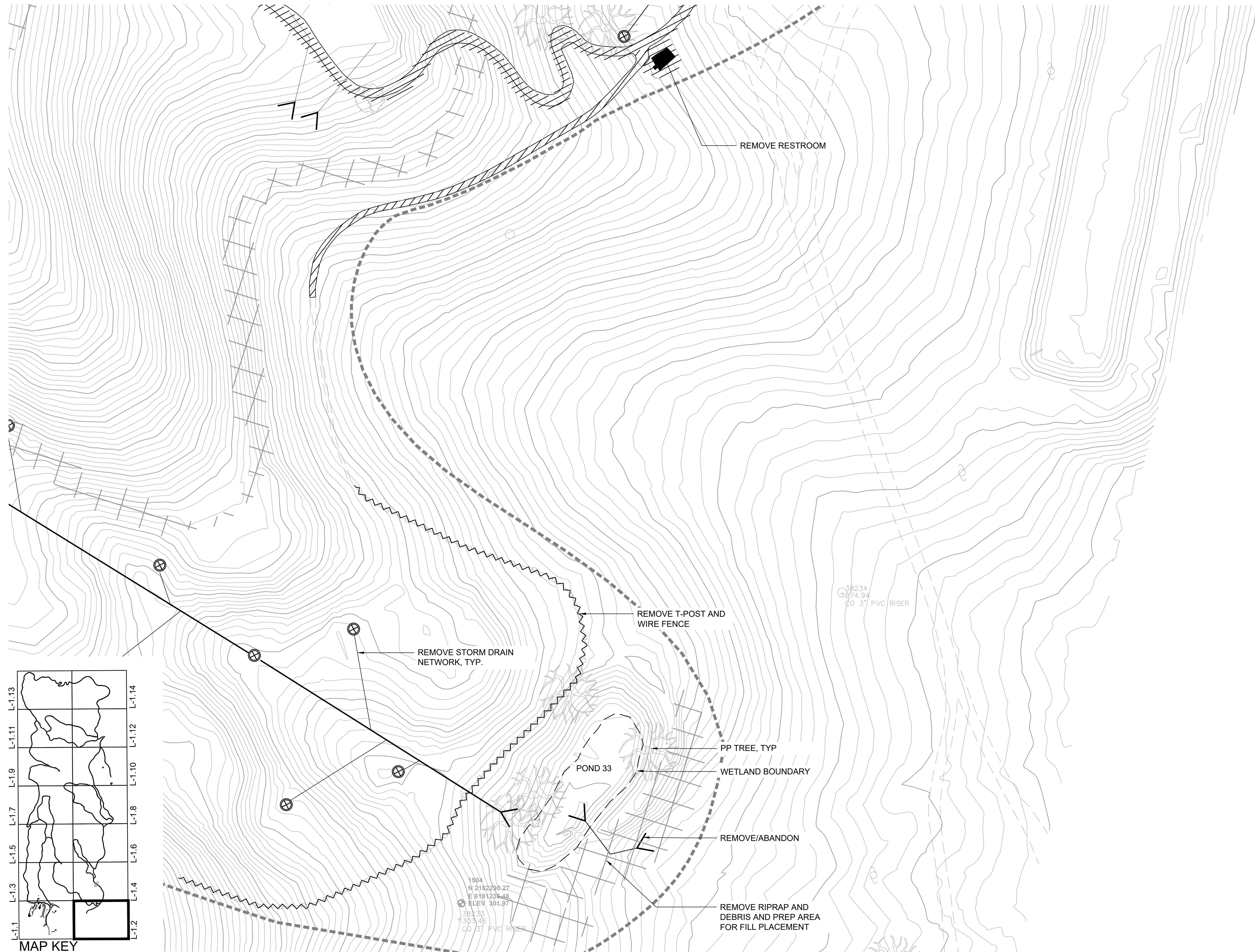


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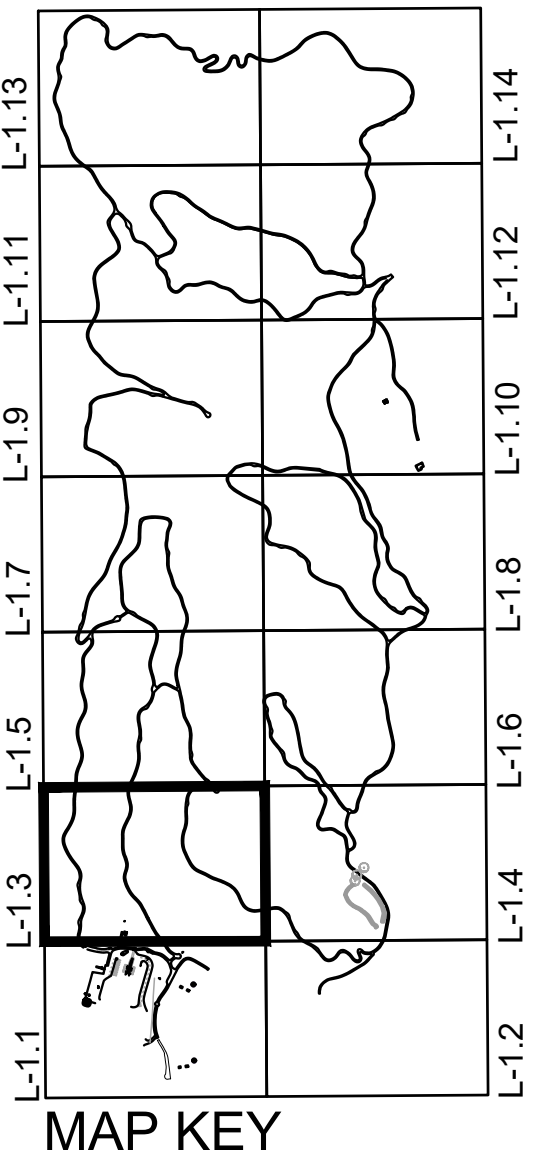
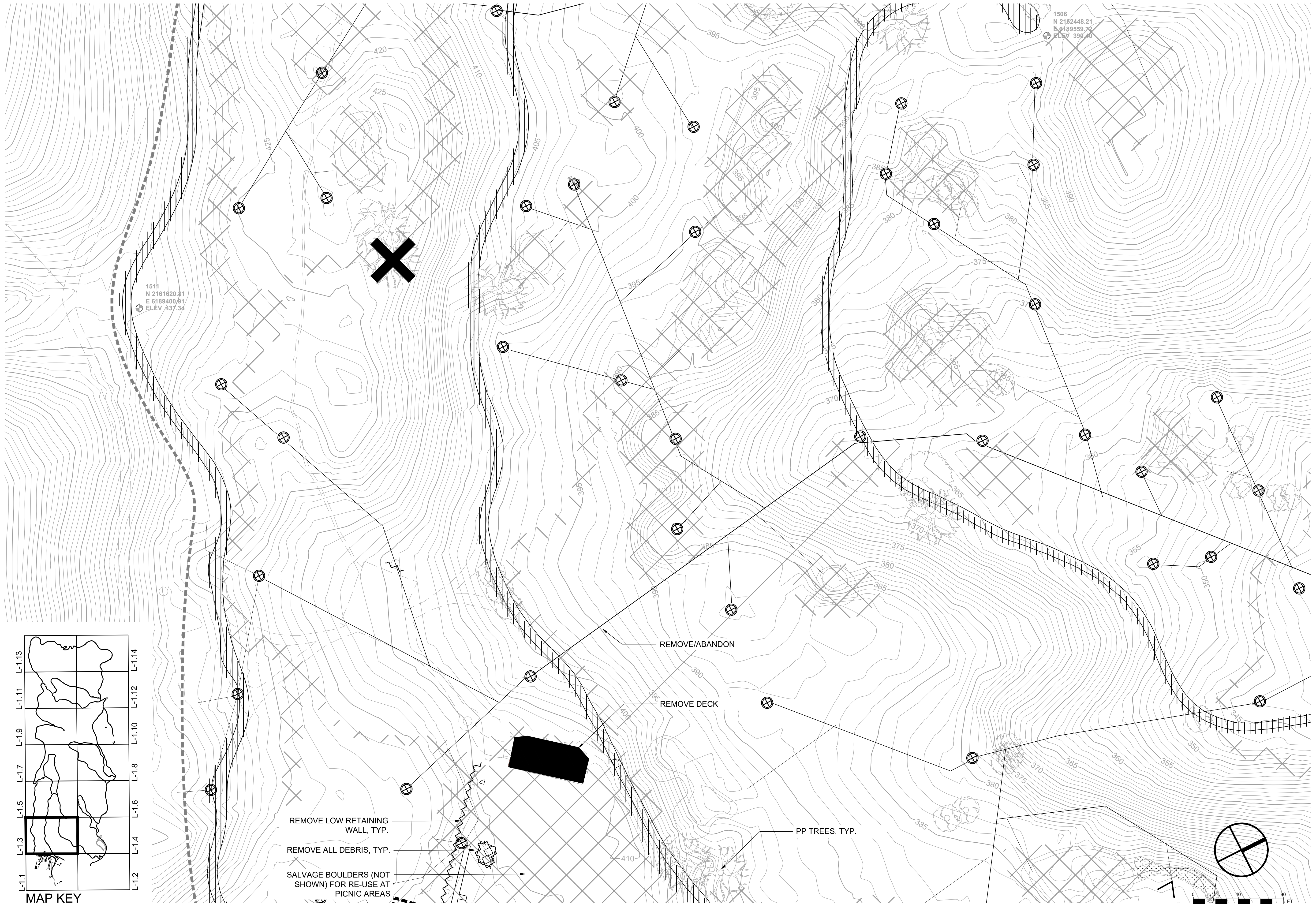
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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
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- REMOVE LOW RETAINING WALL, TYP.
- REMOVE ALL DEBRIS, TYP.
- SALVAGE BOULDERS (NOT SHOWN) FOR RE-USE AT PICNIC AREAS

REMOVE/ABANDON

REMOVE DECK

PP TREES, TYP.

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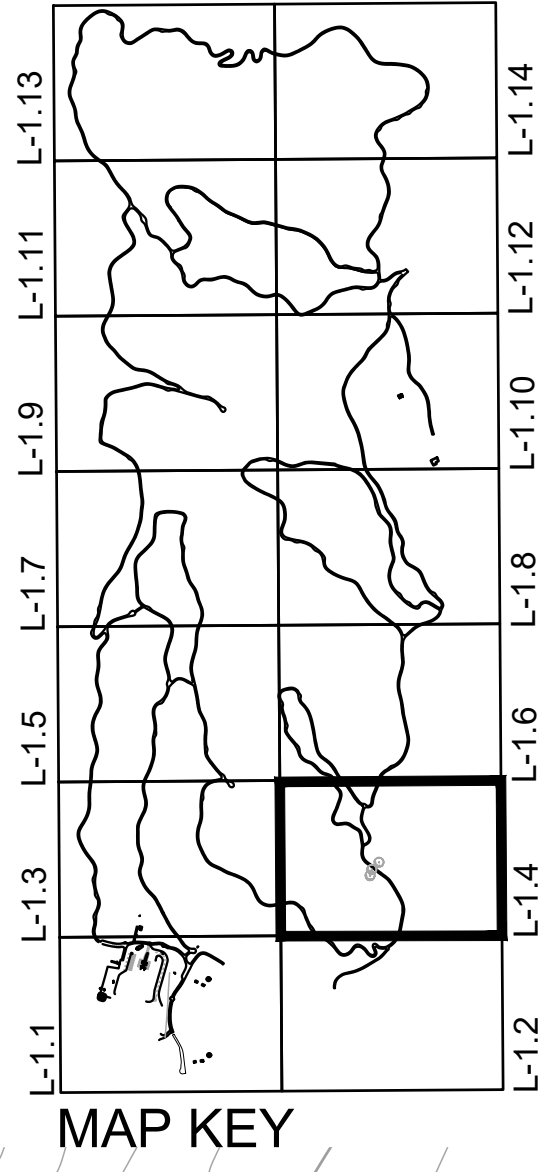
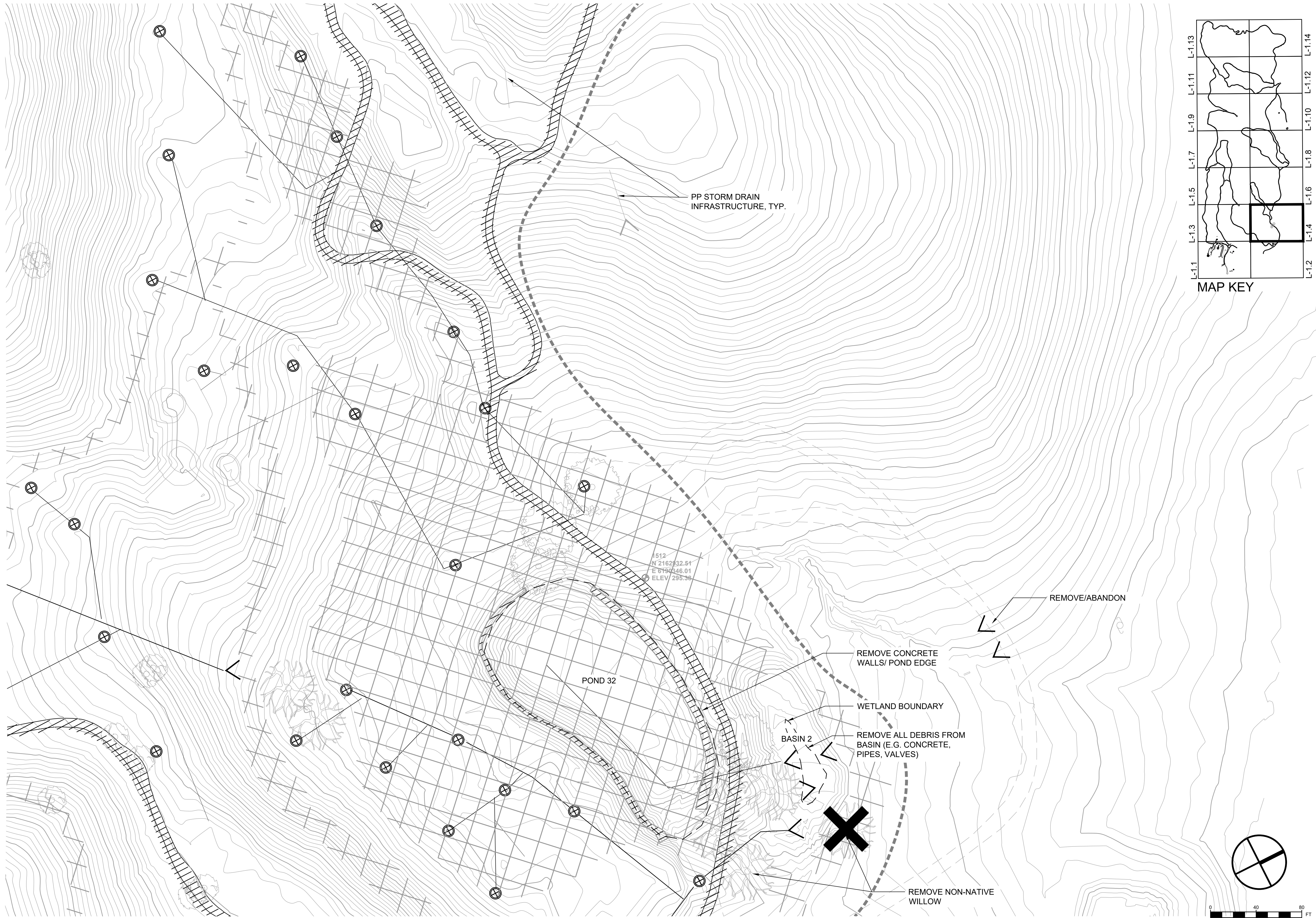


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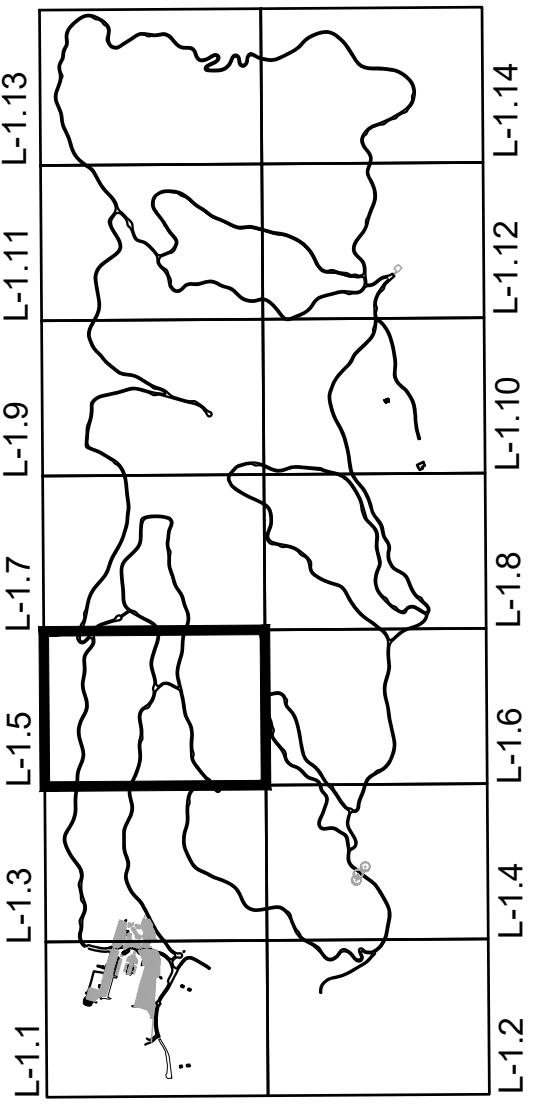
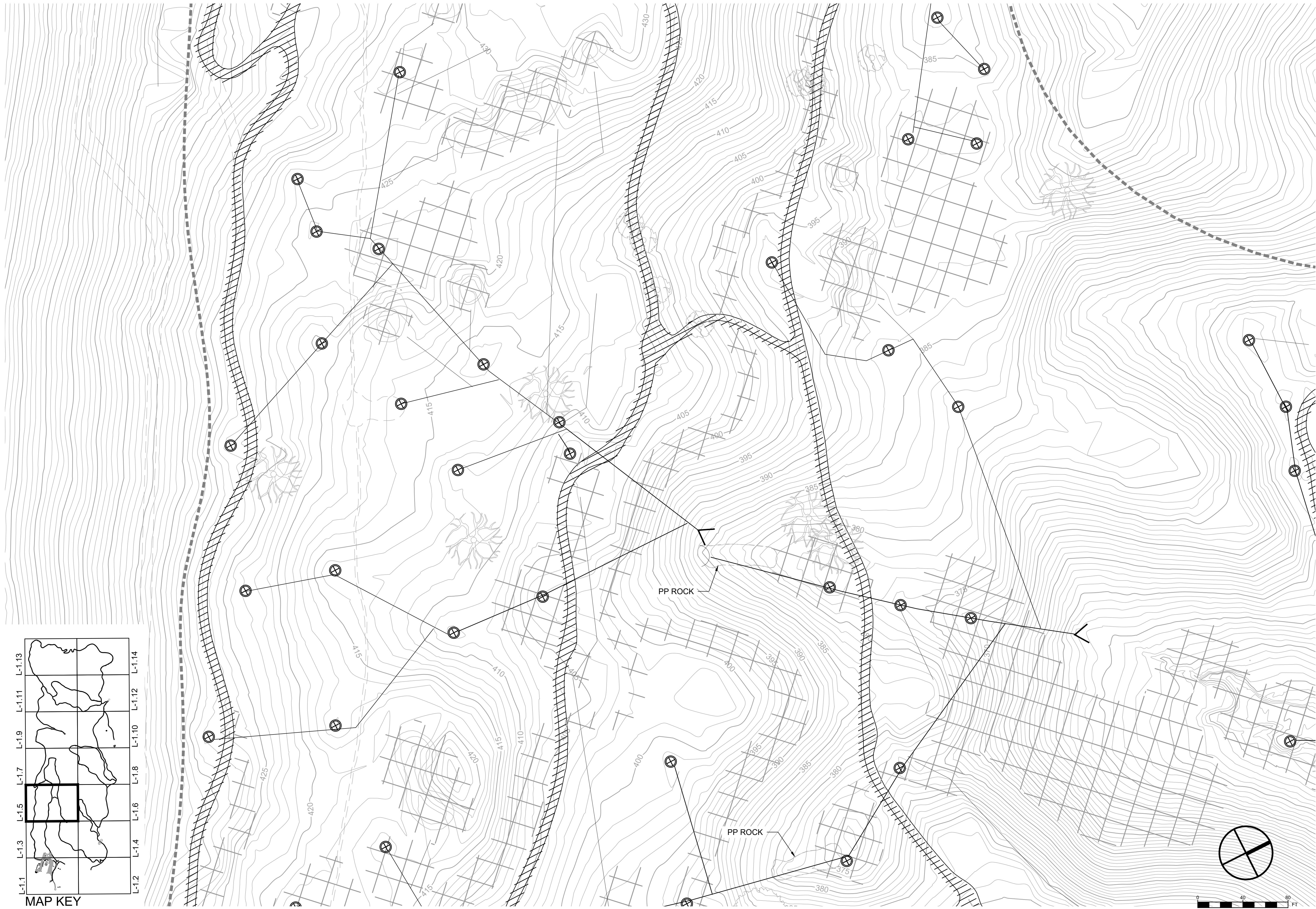
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MAP KEY

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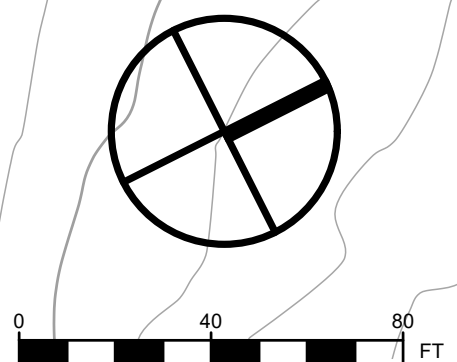
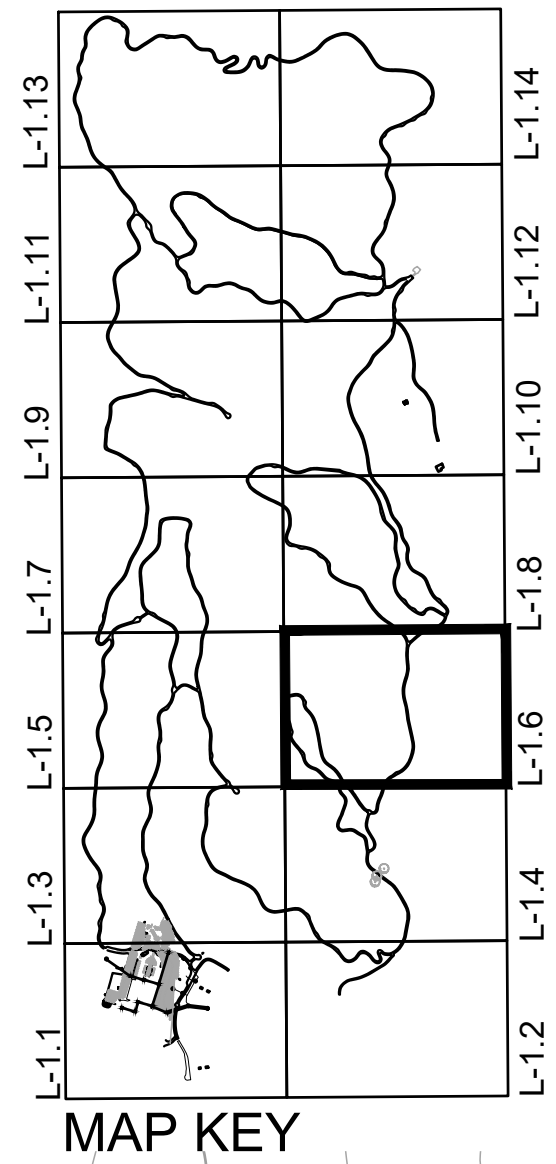
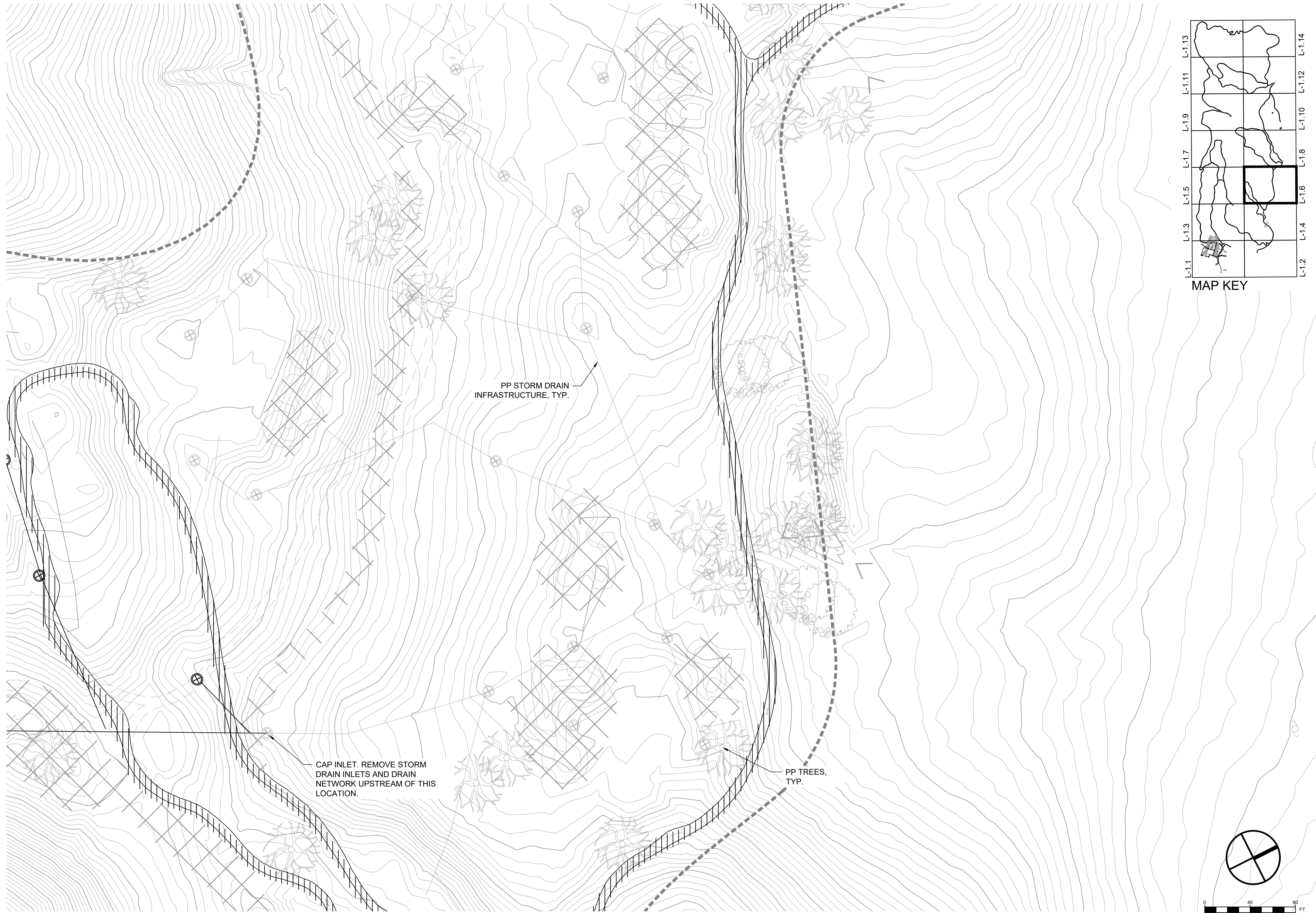
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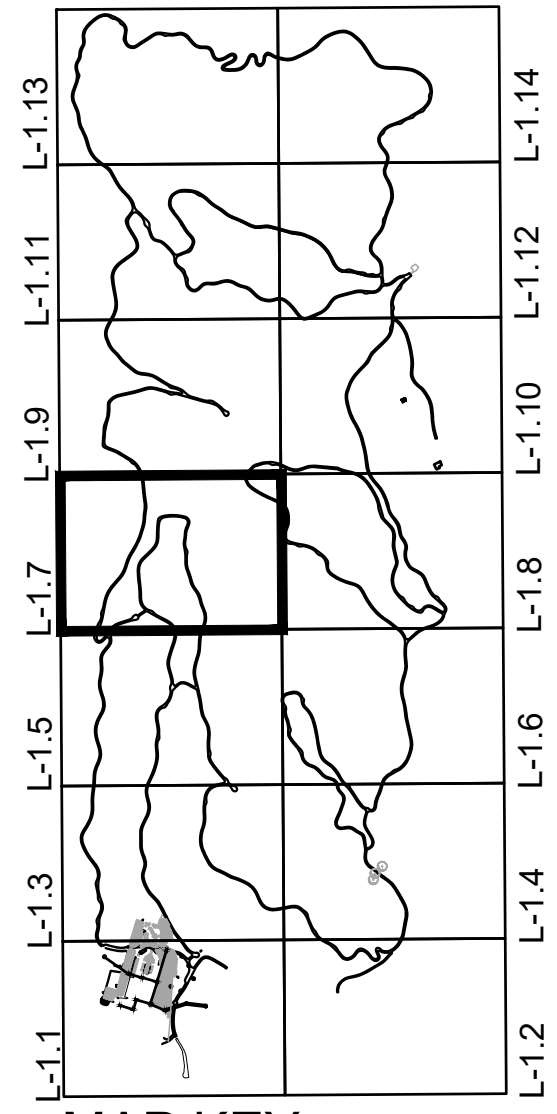
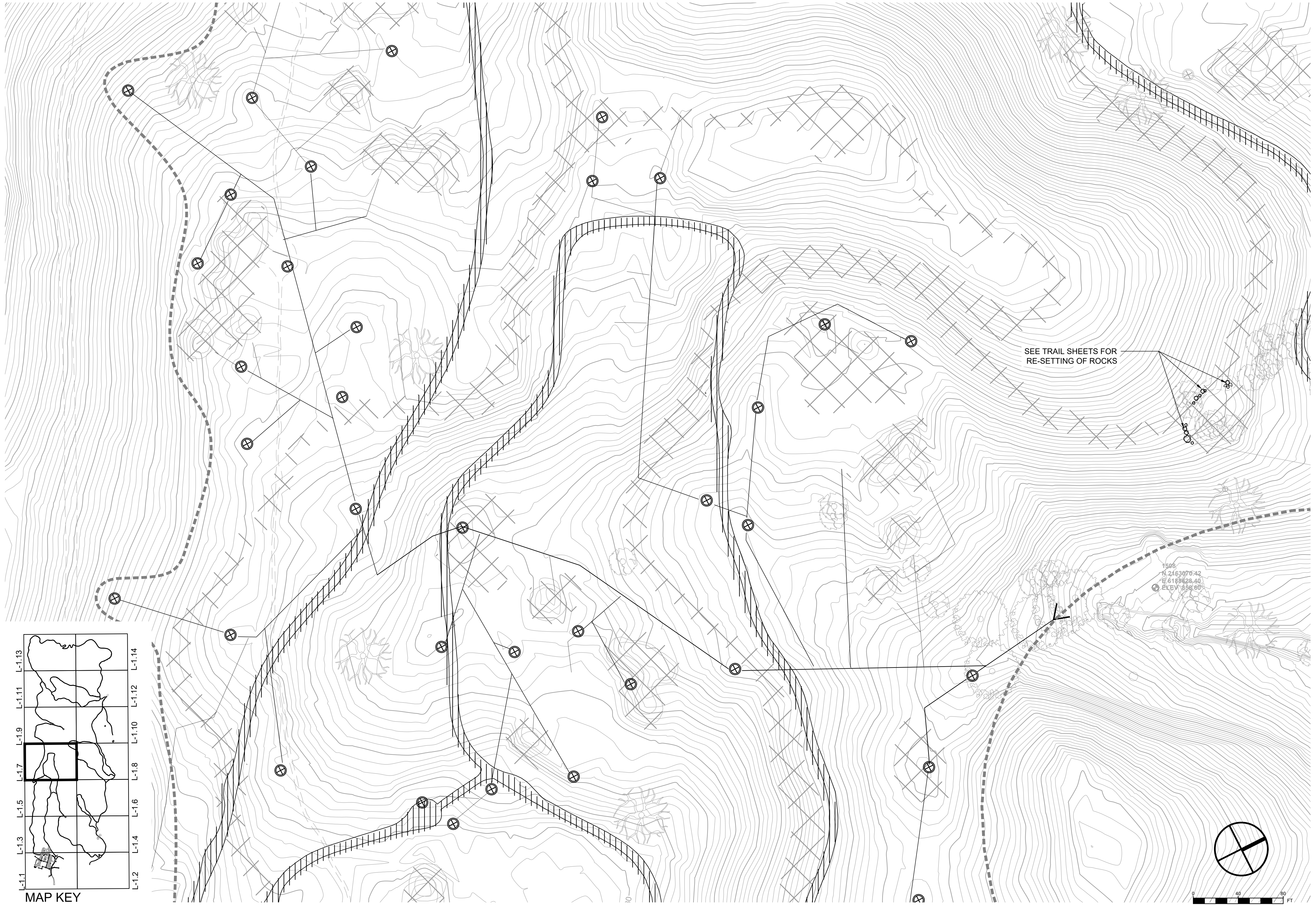


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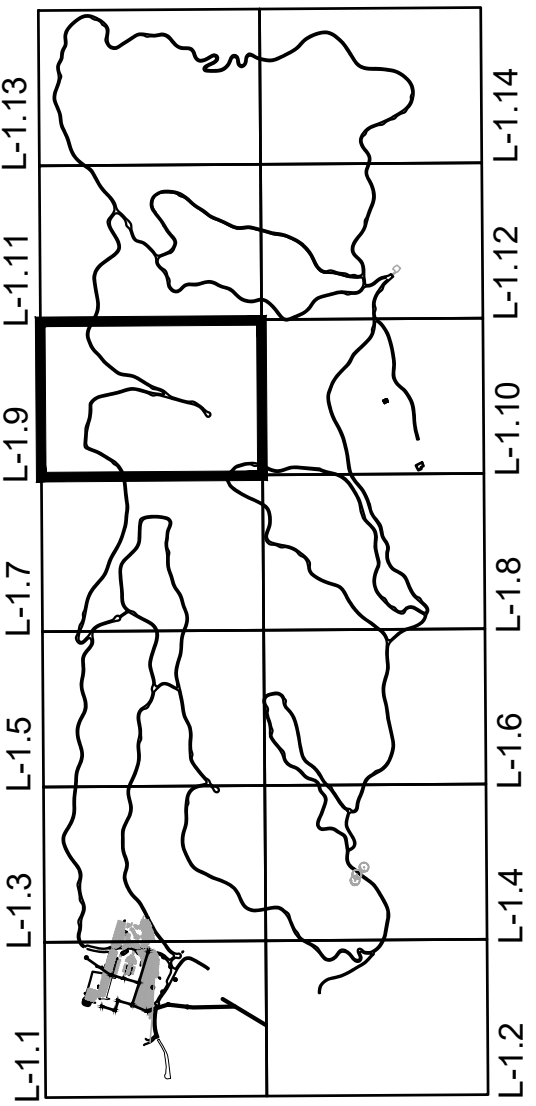
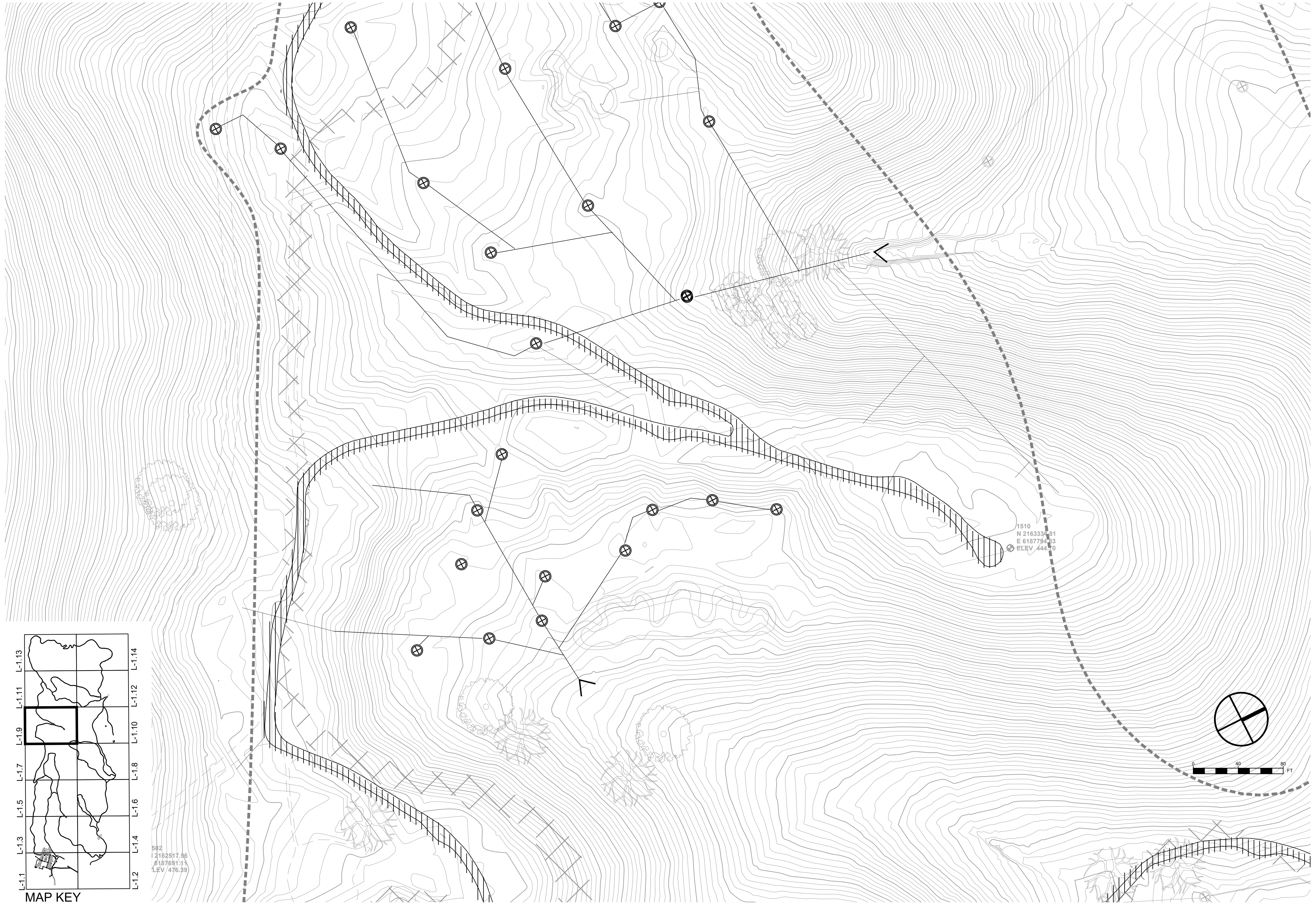
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502  
12162517.96  
6187681.11  
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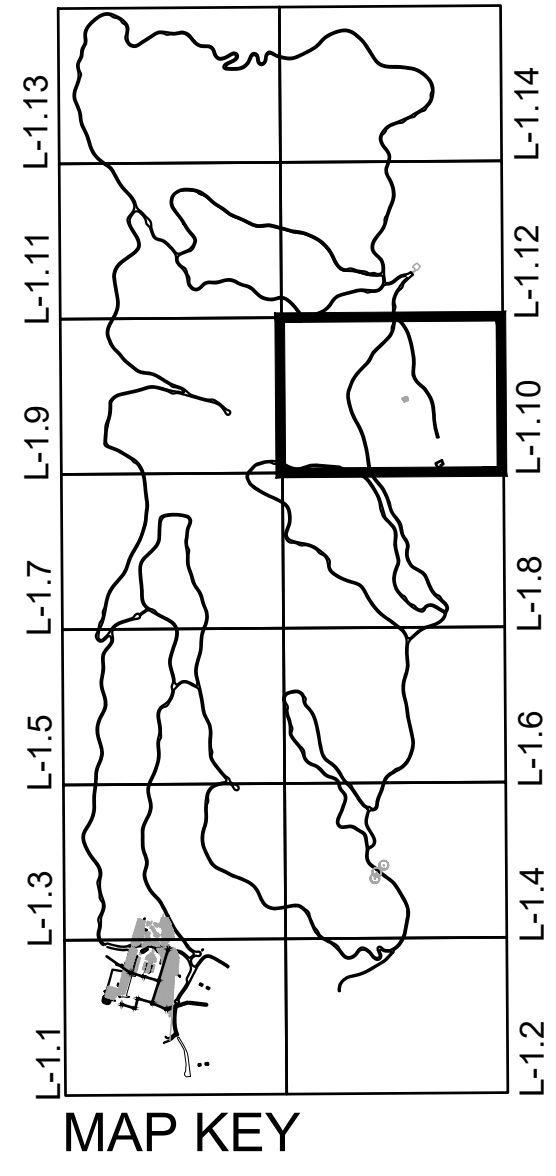
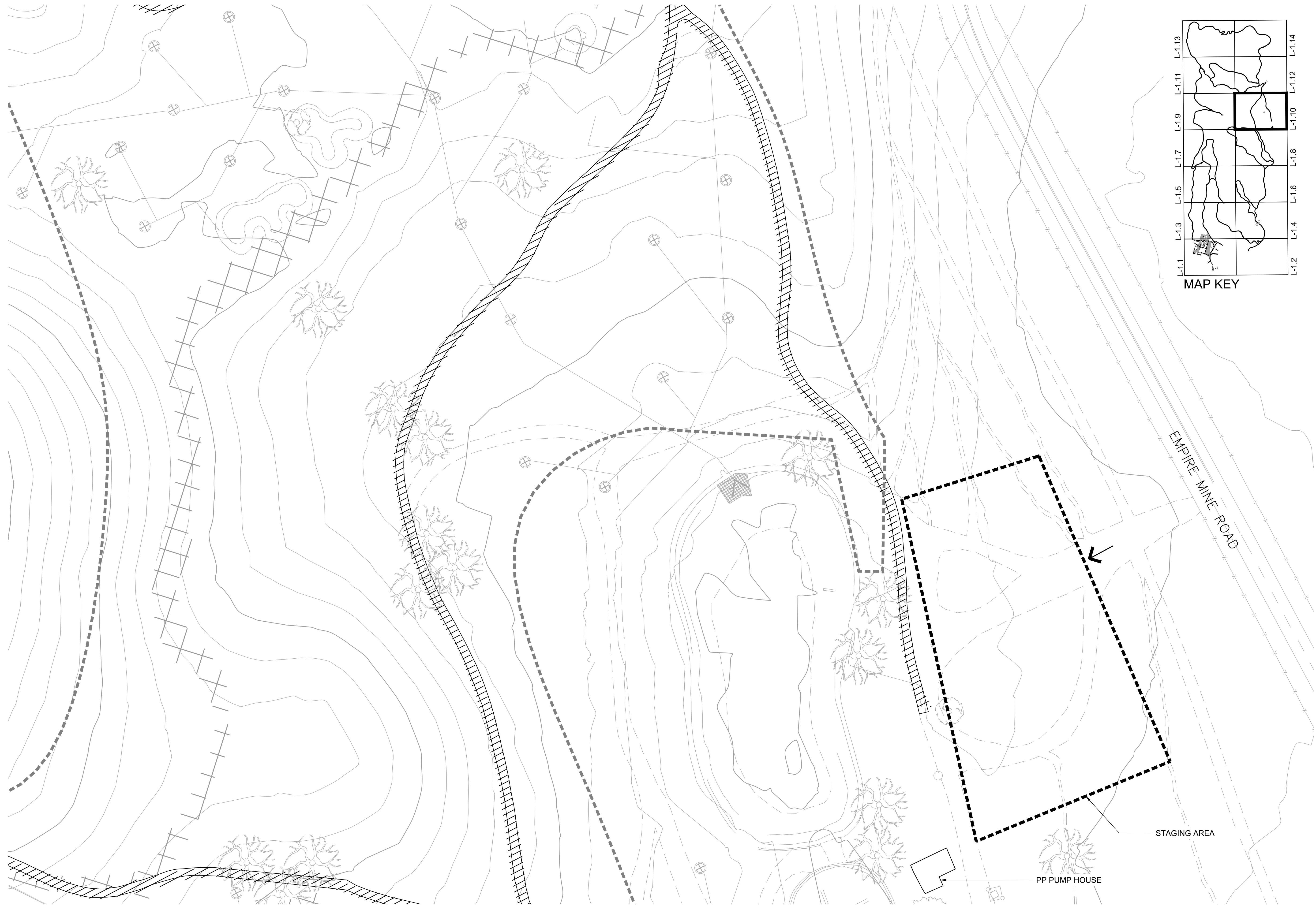


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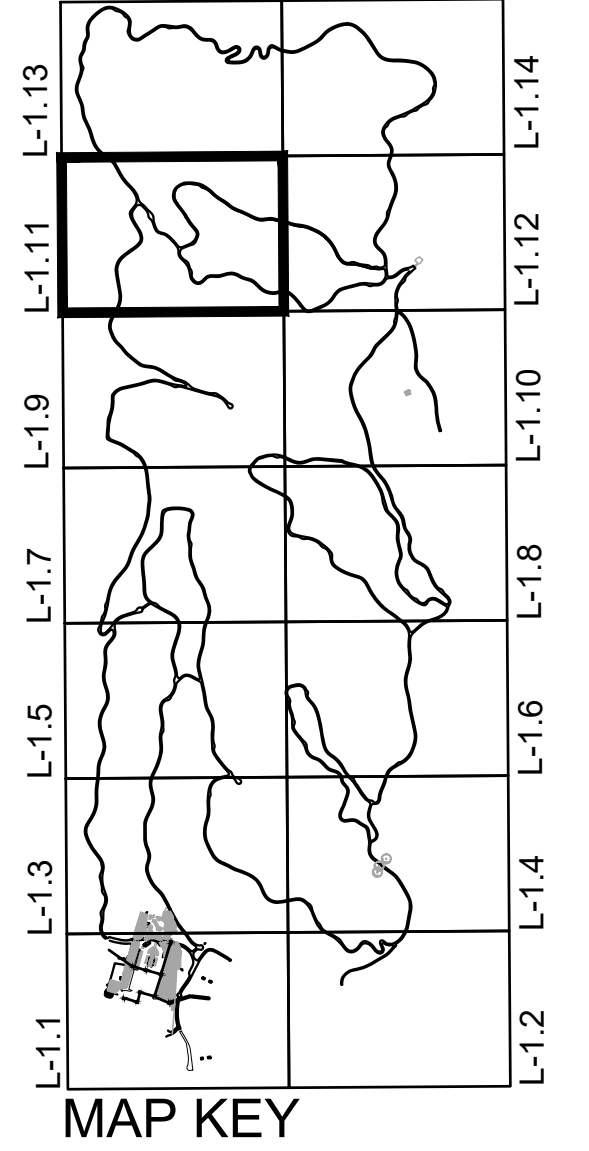


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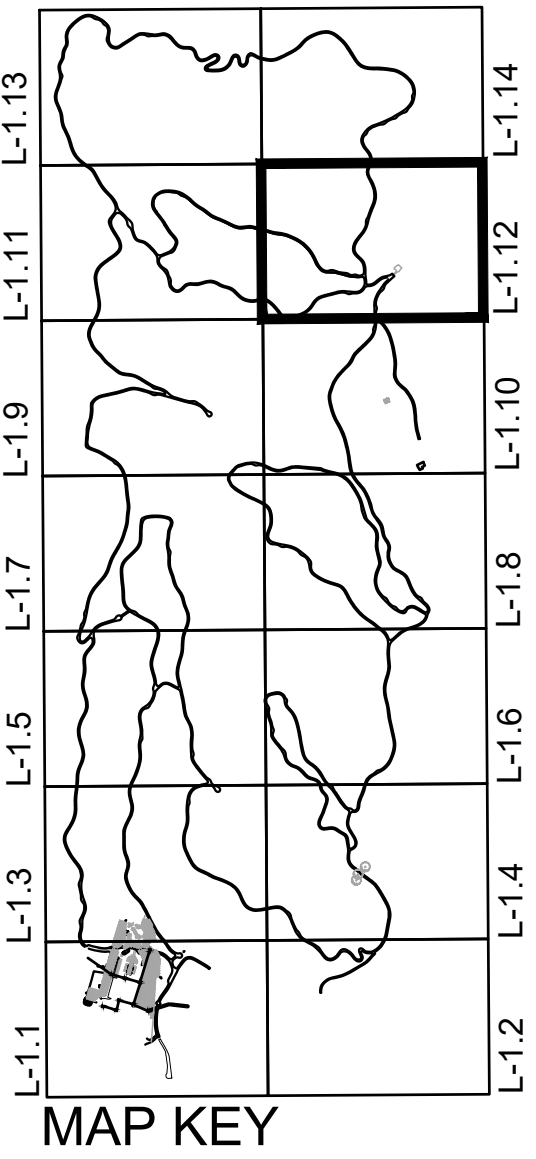
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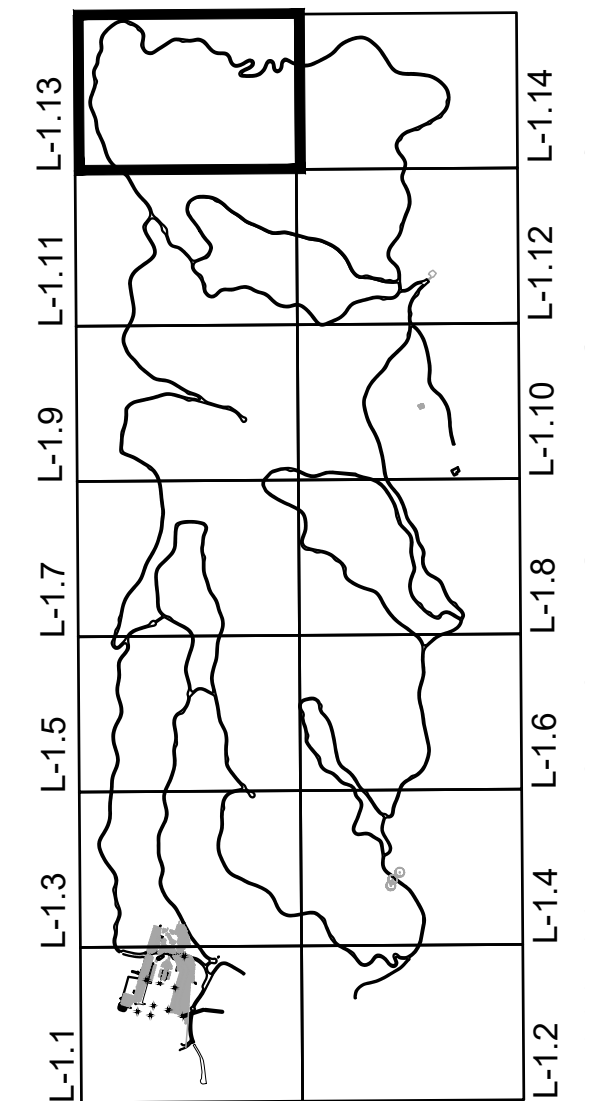
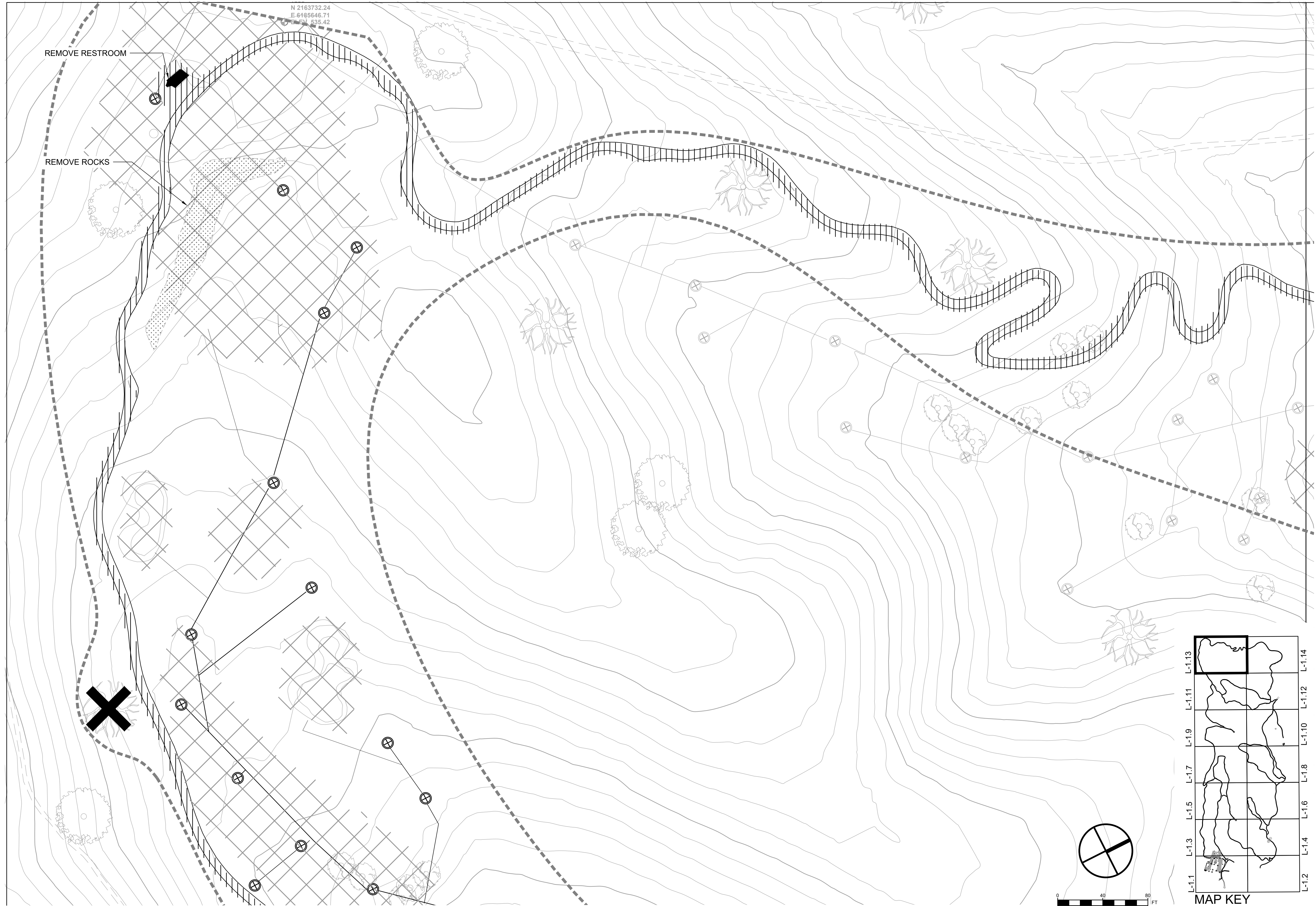
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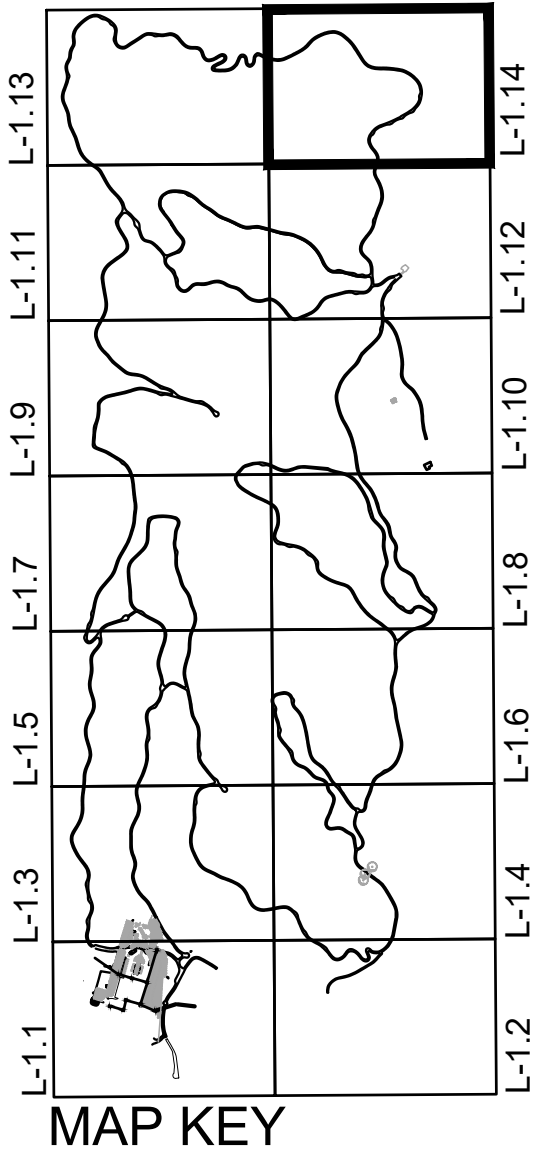
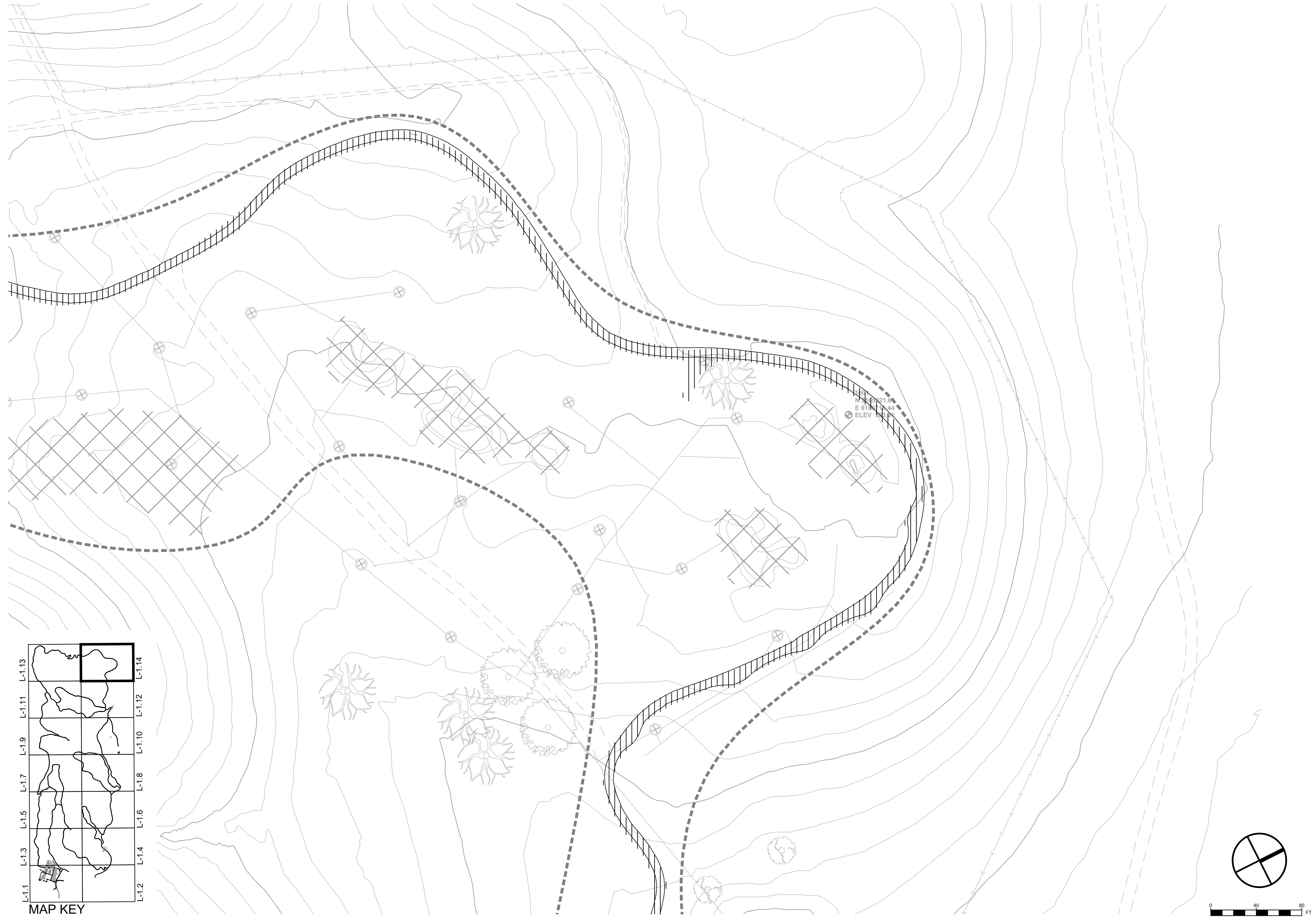
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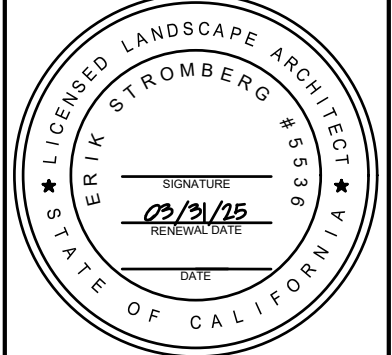
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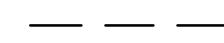




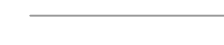
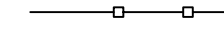
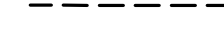




**LAYOUT NOTES**

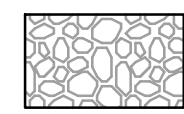
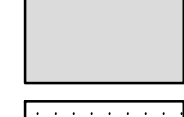
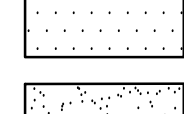
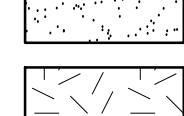
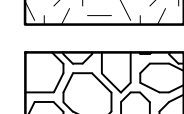

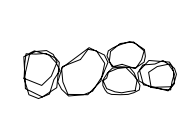

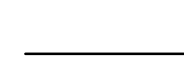

1. SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO: TRAILS, FENCES, CHANNEL FLOW LINES, AND GRADE CONTROL STRUCTURES SHALL BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY O.R. PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON THE SITE AND NOTIFY O.R. OF ALL DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MINOR SITE ADJUSTMENTS TO GRADING, ALIGNMENT, AND LAYOUT TO PROPOSED SITE IMPROVEMENTS AT NO COST TO THE OWNER.
3. EBRPD DRAFT SIGNAGE ELEMENTS SHOWN FOR REVIEW AND DISCUSSION PURPOSES. RDG HAS NOT EDITED OR FURTHER DEVELOPED SIGNAGE BEYOND WHAT WAS PROVIDED BY THE DISTRICT.


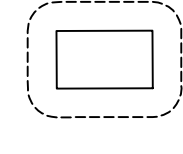
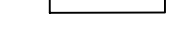
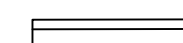
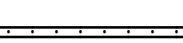
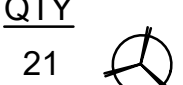
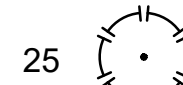


**STORMWATER MANAGEMENT NOTES**

1. THERE IS NO DIRECT CONNECTION TO A MUNICIPAL STORM DRAIN SYSTEM.
2. ALL DRAINAGE ON SITE IS CAPTURED WITHIN INFILTRATION BASINS AND INTO CONSTRUCTED PONDS AT THE BOTTOM OF SITE.
3. THE PROJECT HAS A NET REMOVAL OF PERVIOUS PAVING, PRIMARILY DUE TO GOLF CART PATH REMOVAL AND A REDUCTION OF THE PARKING AND VEHICULAR CIRCULATION.
4. THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE STORMWATER QUALITY IN CONFORMANCE OF PROVISION C.3 OF THE MUNICIPAL REGIONAL PERMIT.
  - 4.1. THE PROPOSED TRAILS ARE EXEMPT PER C.3.B OF THE MRP
  - 4.2. PARKING AREA (APPROXIMATELY 85,000 SF) WILL DRAIN TO 5,000 SF BIORETENTION FACILITY (5.9% OF THE IMPERVIOUS AREA) BEFORE FLOWING THROUGH A VEGETATED AREA AND ENTERING POND 33.

**LEGEND**

	PROPERTY BOUNDARY
	LIMIT OF WORK (L.O.W.)
	LIMIT OF GRADING (L.O.G.)
	LIMIT OF GRADING (SECONDARY FOR REFERENCE)
	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	MAJOR CONTOUR
	MINOR CONTOUR
	CATTLE EXCLUSION FENCE
	GRADE BREAK (TB, EC, BB)
	PONDS & BASINS (HIGH WATER EXTENT)
	PONDS & BASINS (LOW WATER EXTENT)
	INFILTRATION AREA <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">3 L-5.0</span>
	SAND TRAP RENATURALIZATION <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">5 L-5.0</span>

	GRAVEL PAVING <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">8 L-5.1</span>
	CONCRETE PAVING <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">5 L-5.1</span>
	ASPHALT PAVING <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">7 L-5.1</span>
	AGGREGATE SURFACE <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">2 L-5.1</span>
	EARTHEN TRAIL <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">4 L-5.1</span>
	CHANNEL BED MATERIAL
	ROCKERY <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">1 L-5.4</span>
	SITE BOULDER, LAYOUT BY O.R.
	EXISTING DRAIN INLET, SEE GRADING PLANS
	EXISTING DRAIN PIPE, SEE GRADING PLANS

	(E) TREES TO REMAIN, SEE DEMOLITION AND TREE PROTECTION PLANS
	PICNIC TABLE (DASHED LINE SHOWS CLEARANCE)
	CONCRETE BENCH
	WOOD BENCH
	CULVERT
<b>QTY</b>	
21	
25	
27	
	
	NATIVE SEED MIX
	SCIENTIFIC NAME                      LS LBS/ACRE
	ACHILLEA MILLEFOLIUM                      1
	ELYMUS GLAUCUS                      10
	ESCHSCHOLZIA CALIFORNICA                      2
	FESTUCA MICROSTACHYS                      5
	LUPINUS BICOLOR                      2
	STIPA PULCHRA                      10
	TRIFOLIUM WILDENOVII                      2

**GRADING NOTES**

1. MAXIMUM SLOPE SHALL BE 2:1.
2. CONTRACTOR RESPONSIBLE FOR PROVIDING A STAKED SURVEY BY A LICENSED SURVEYOR OF THE FINAL AS-BUILT GRADING FOR O.R. REVIEW AND APPROVAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF ALL BMP'S DEFINED IN THE SWPPP.
4. WHERE EXCAVATION IS REQUIRED ADJACENT TO (E) UTILITIES, HAND EXCAVATE TO VERIFY CONDITION AND LOCATION.
5. GRADING IS INTENDED TO BE IMPLEMENTED WITH SMOOTH, EVEN SLOPES AND CONTOURS. NO ABRUPT CHANGES SHALL BE ALLOWED. SEE DETAIL 4/L-5.0.
6. ENSURE POSITIVE DRAINAGE FROM PAVED SURFACES TO VEGETATED AREAS.
7. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IT SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED.
8. LIFTS NOT EXCEEDING 8" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
9. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
10. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF O.R.
11. GRADING AS SHOWN BALANCES EARTHWORK ON-SITE.

**REVEGETATION NOTES**

1. ALL DISTURBED AREAS OUTSIDE OF PARK ENTRY ZONE WILL BE ALLOWED TO SELF SEED. SEE L-2.3 FOR EXTENT OF SEEDING AT PARK ENTRY ZONE.
2. TREES AT PARK ENTRY ZONE SHALL BE IRRIGATED FROM EXISTING WELL OF HAND WATERED (TBD).
3. ALL IMPORTED PLANTS SHALL BE RESTORATION GRADE NATIVE PLANTS WITH DOCUMENTED SITE OF SOURCE POPULATION WITHIN 25 MILES OF THE PROJECT SITE. NO CULTIVARS WILL BE ACCEPTED.
4. REVEGETATION OF RESTORATION AREAS AND DISTURBED AREAS OUTSIDE OF PARK ENTRY ZONE WILL FOLLOW CONTRACTOR INSTALLED WORK (N.I.C.). FUTURE REVEGETATION MAY INCLUDE LIVE CUTTINGS INSTALLATION, PLUG PLANTINGS, AND SEEDING BY A RESTORATION CONTRACTOR AND/OR VOLUNTEERS. ALL FUTURE RESTORATION EFFORTS OUTSIDE OF THE PARK ENTRY ZONE WILL NOT HAVE IRRIGATION AND WILL REQUIRE HAND WATERING.

**TRAIL LAYOUT AND GRADING NOTES**


1. TRAIL GRADING WILL BE REFINED WITH UPDATED EXISTING TOPOGRAPHY. INTENT OF TRAIL GRADING WILL BE TO LIMIT EARTHWORK WHILE MAINTAINING RUNNING SLOPES. CURRENT GRADING SHOWS MORE EARTHWORK THAN IS ANTICIPATED.
2. SEE DETAILS FOR CROSS SLOPES. RUNNING SLOPES SHALL BE LIMITED TO 10%, WITH LIMITED SHORT SEGMENTS UP TO 15%. THE DESIGN HAS A TARGET AVERAGE RUNNING SLOPE OF 5-7%.
3. TRAIL ALIGNMENTS SHALL BE FLAGGED IN THE FIELD FOR O.R. REVIEW AND ADJUSTMENT TO BETTER CONFORM WITH LOCAL SITE CONDITIONS.
4. GRADE REVERSALS AND DRAINAGE DIPS ARE SHOWN IN TRAIL PROFILES. ADDITIONAL GRADE REVERSALS AND GRADING TO PROVIDE SUSTAINABLE TRAIL TREADS SHALL BE INCORPORATED BY CONTRACTOR UNDER O.R. DIRECTION IN THE FIELD BASED ON SITE CONDITIONS.
5. ENSURE LONGITUDINAL SLOPE OF ACCESSIBLE TRAILS DO NOT EXCEED 5% AT ANY POINT. BEFORE FINALIZING LAYOUT, VERIFY SLOPE CONFORMANCE WITH O.R. IF TRAIL EXCEEDS 4.5% IN ANY LOCATION.

NO.	DATE	DESCRIPTION	APPR.

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)  
 LEGEND AND NOTES



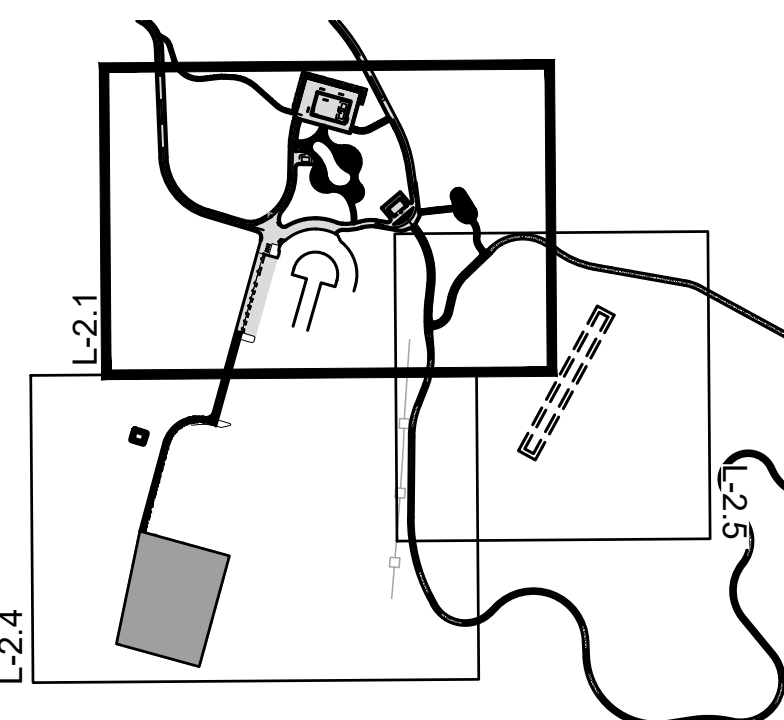
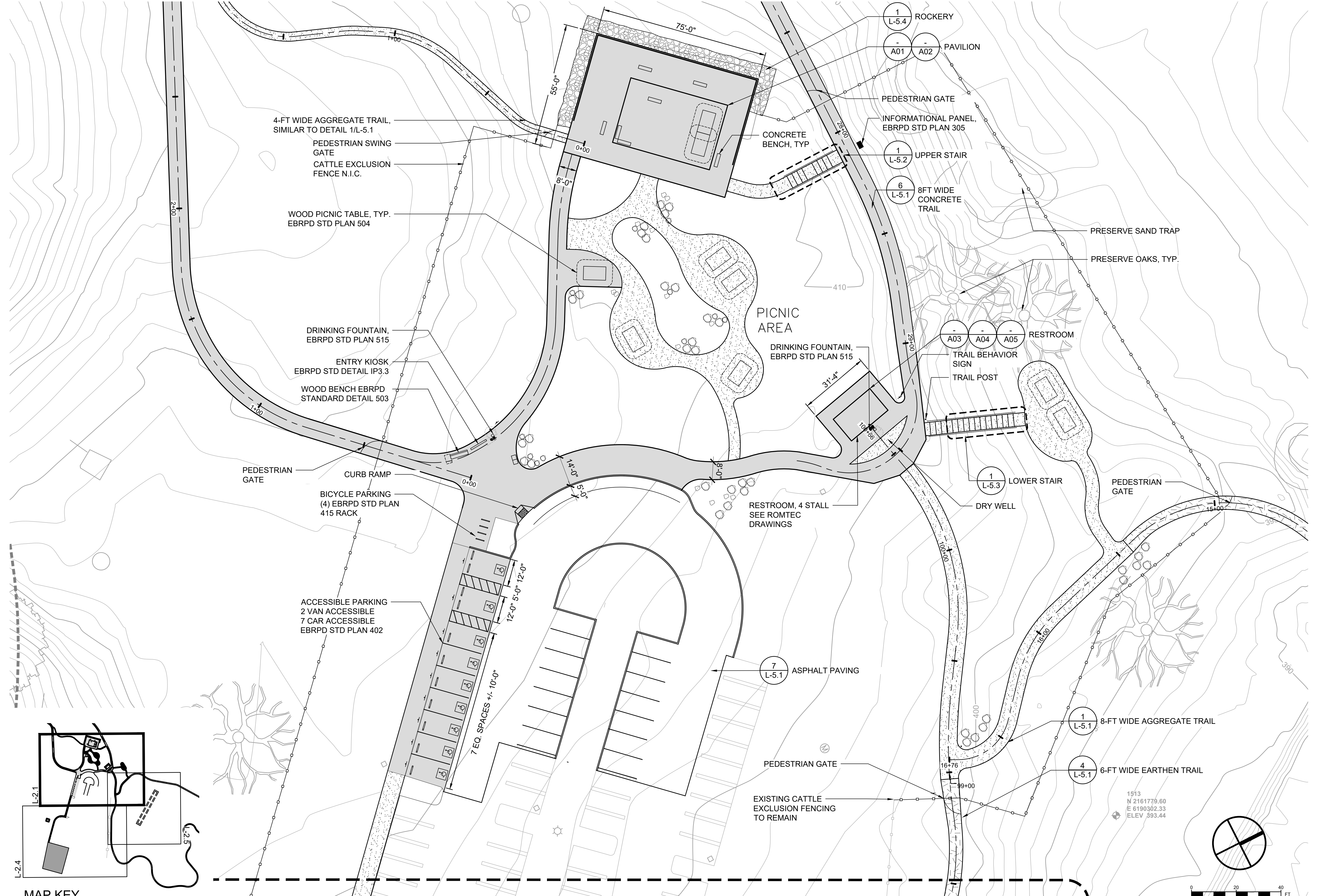
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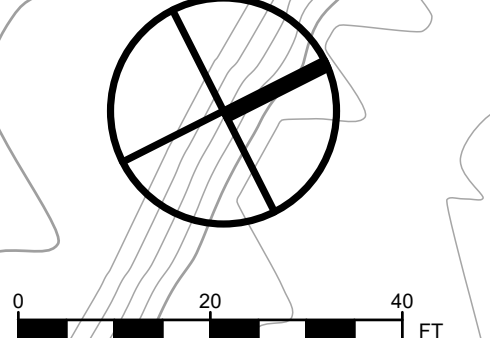
LICENSED LANDSCAPE ARCHITECT  
 STROMBERG  
 02/21/25  
 STATE OF CALIFORNIA

DESIGN BY	ES
DRAWN BY	TE,HK
CHECKED BY	ES
SCALE	
DATE	APRIL 19, 2024
SHEET	

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MAP KEY



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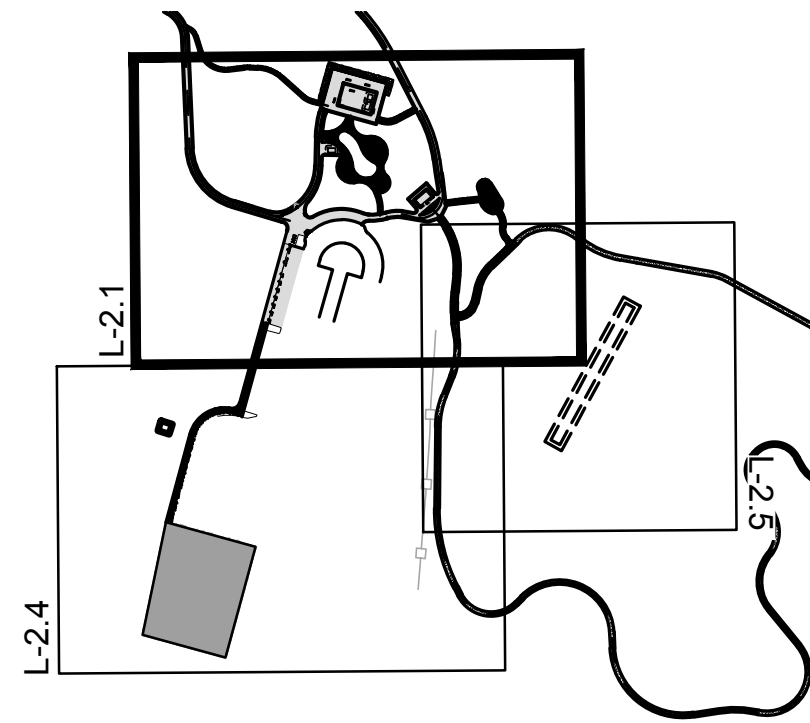
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HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
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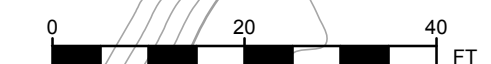
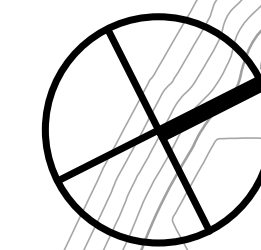
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MAP KEY

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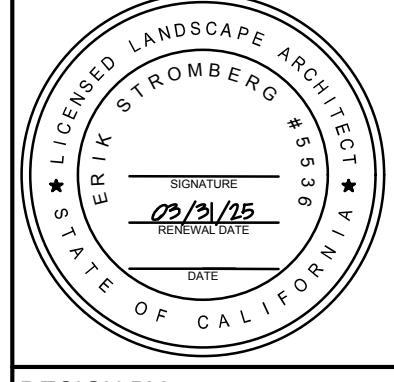
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PARK ENTRY GRADING



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LIMIT OF SEEDING

LARGE CONTAINER PLANTINGS  
 1 L-5.5    2 L-5.5

PICNIC AREA

BLUE OAK, TYP

CALIFORNIA BUCKEYE, TYP

COAST LIVE OAK, TYP

1513  
 N 2161779.60  
 E 6190302.33  
 ELEV 893.44

MAP KEY

REVISIONS		
NO	DATE	DESCRIPTION

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
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 (NOT FOR CONSTRUCTION)      PARK ENTRY REVEGETATION

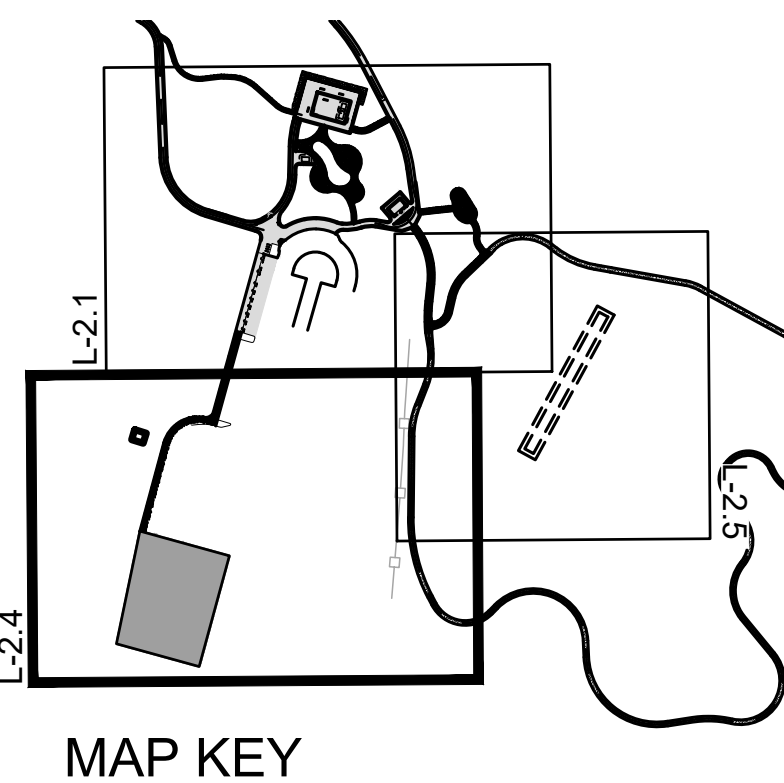
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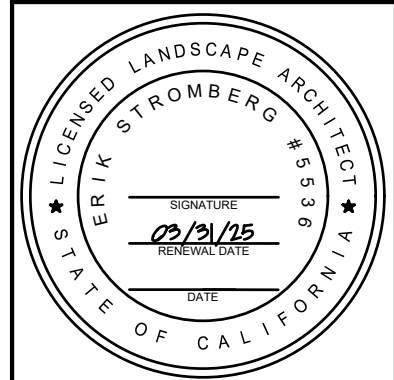


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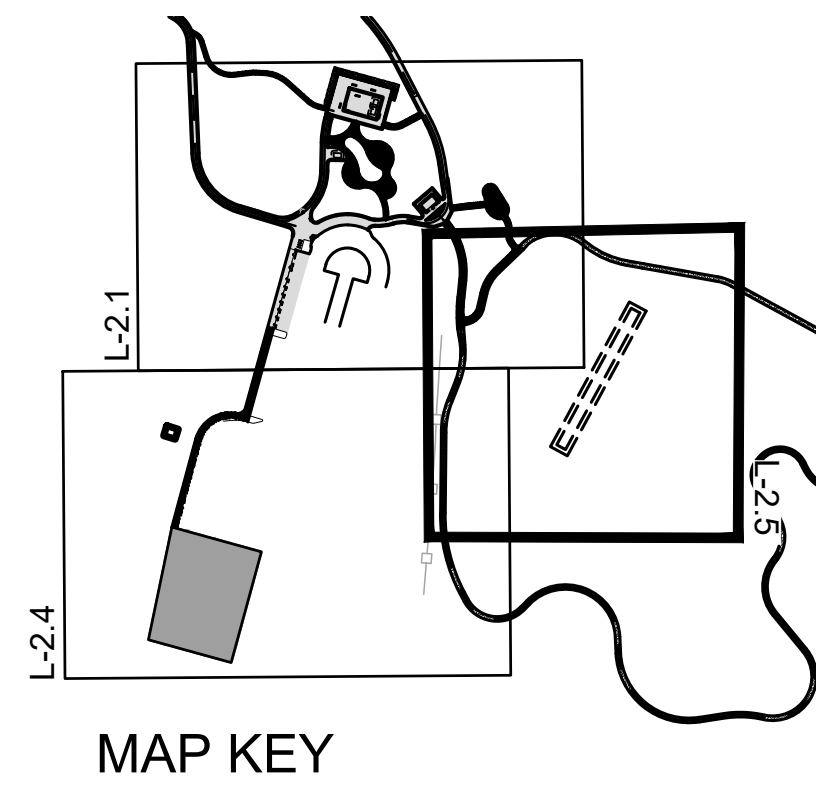
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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION) | PARKING LOT MATERIALS + LAYOUT

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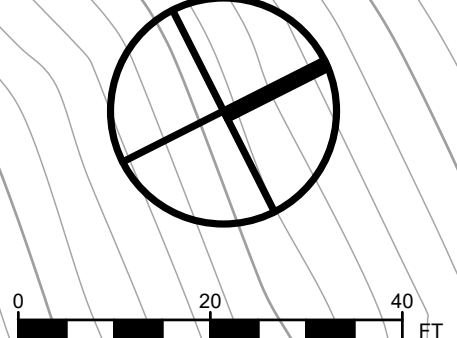
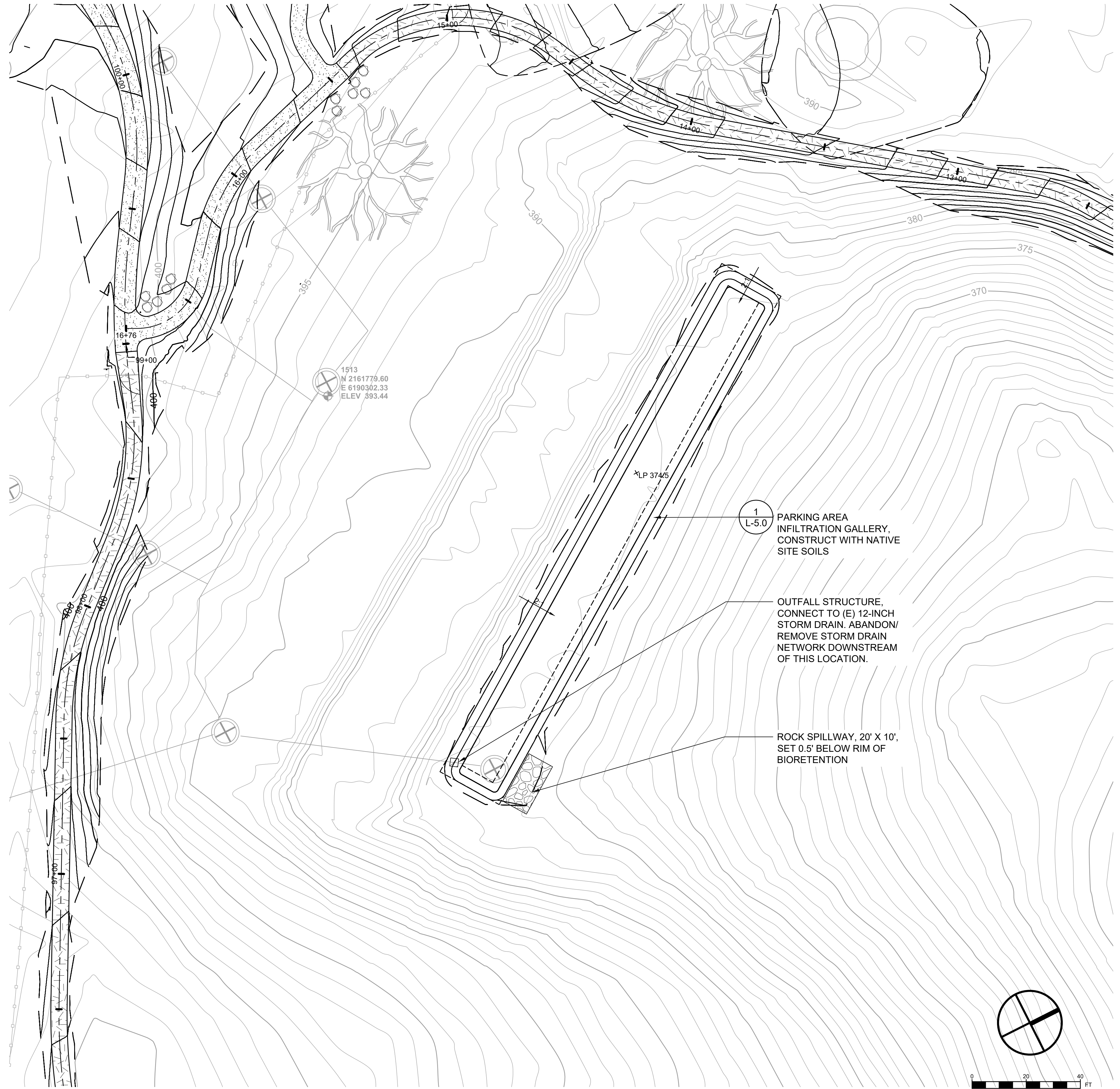
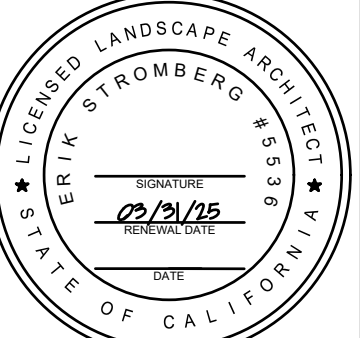


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65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION) | PARKING AREA INFILTRATION GALLERY

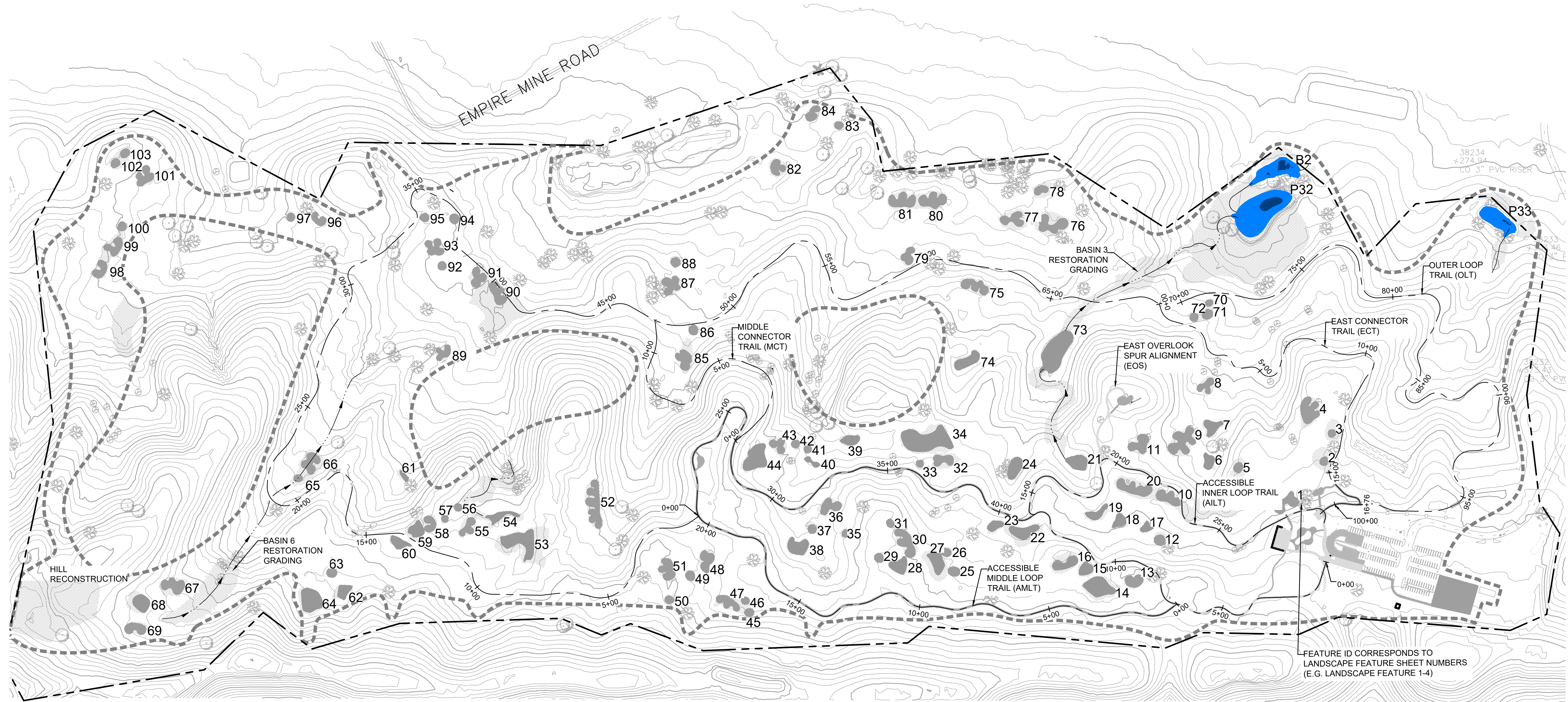
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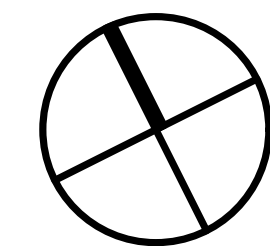
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**LEGEND**

- PROPERTY BOUNDARY
- LIMIT OF WORK (L.O.W.)
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- PONDS & BASINS (HIGH WATER EXTENT)
- PONDS & BASINS (LOW WATER EXTENT)
- INFILTRATION AREA
- CONCRETE PAVING
- AGGREGATE SURFACE
- LIMIT OF RESTORATION GRADING
- 20 FEATURE ID



**NOTE: SEE CIVIL DRAWINGS FOR DEER VALLEY ROAD AND TOUR WAY INTERSECTION IMPROVEMENTS.**

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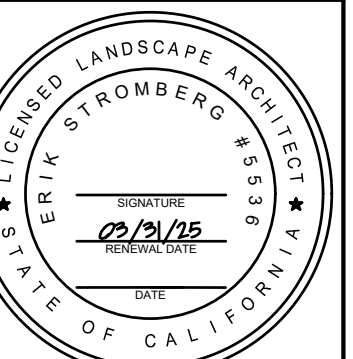
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HABITAT RESTORATION AND PUBLIC ACCESS PLAN**

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LANDSCAPE FEATURES OVERVIEW



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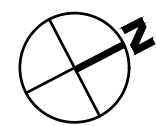
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OF 129

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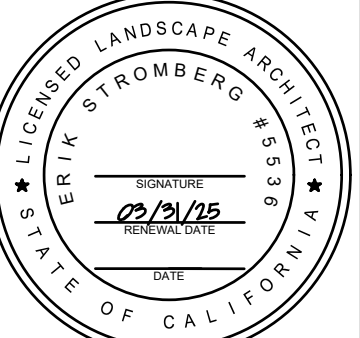
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LANDSCAPE  
 FEATURES 1-4



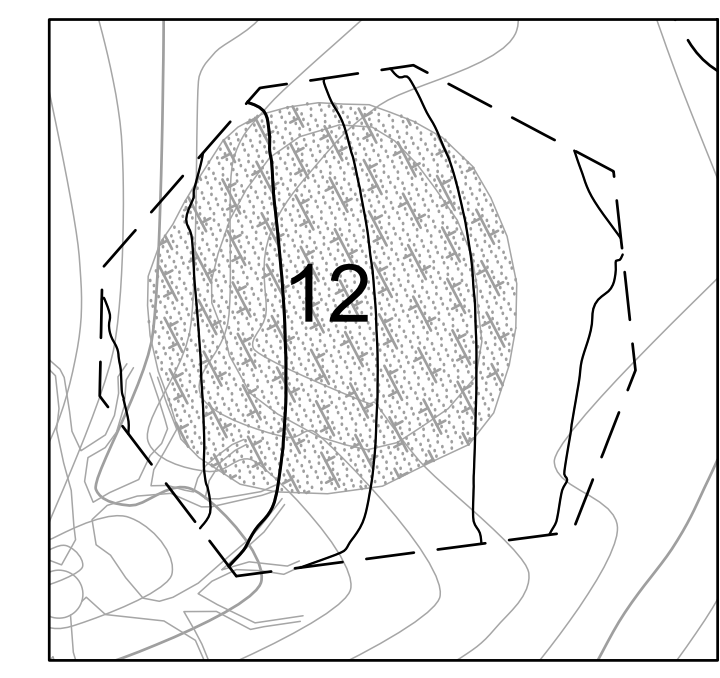
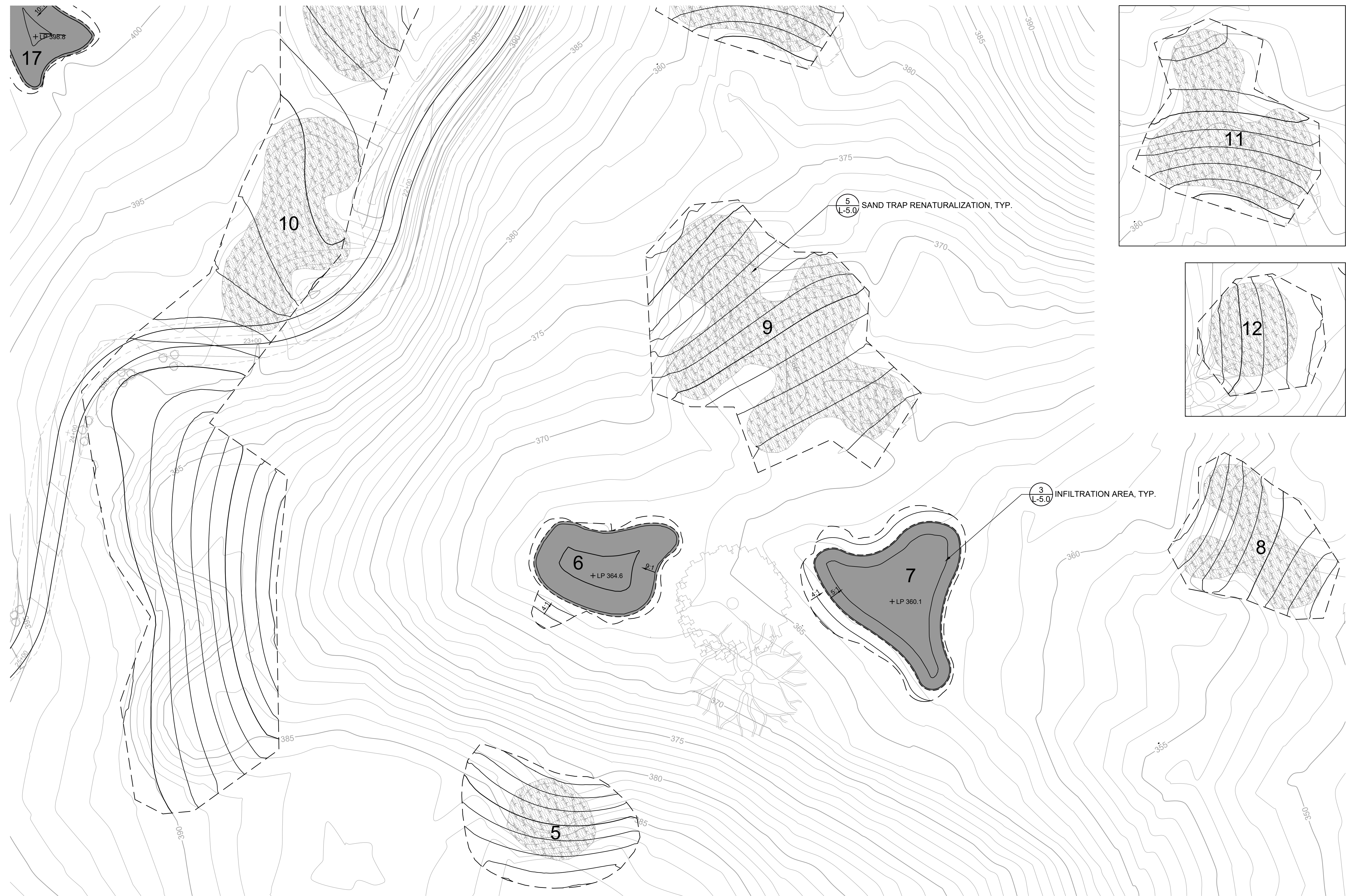
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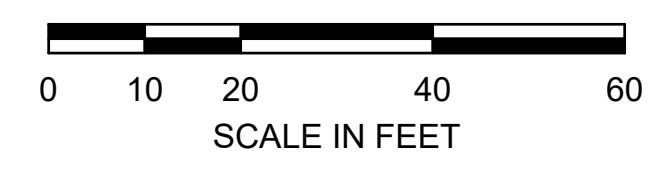
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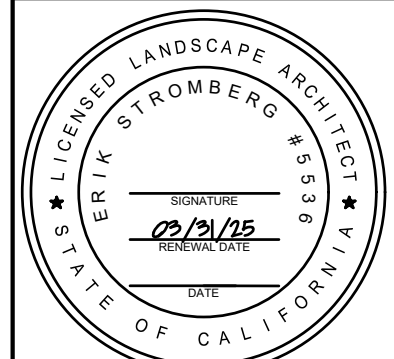
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LANDSCAPE  
 FEATURES 5-12



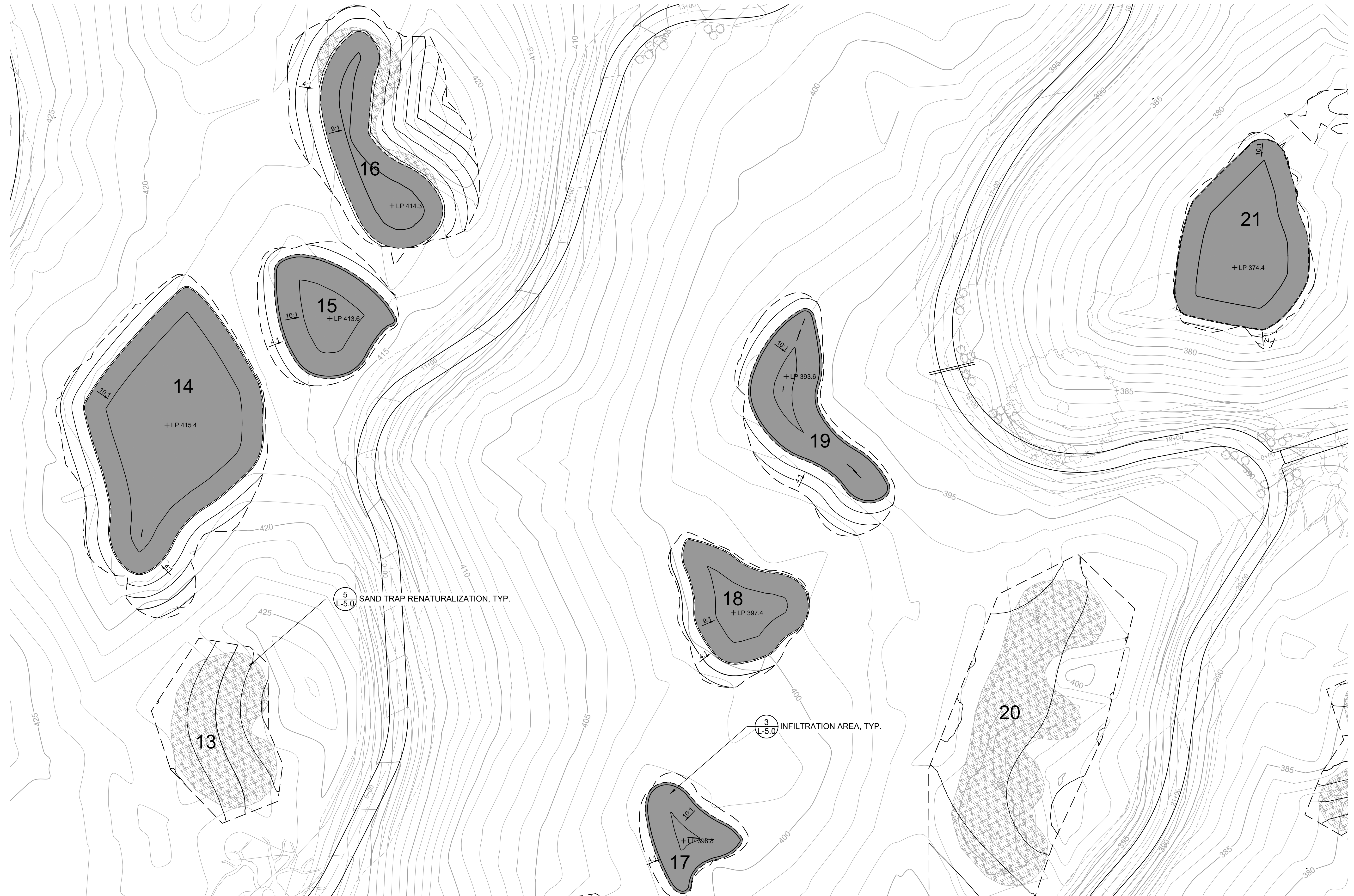
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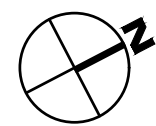
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**L-3.2**  
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**PLAN**  
1" = 20'



REVISIONS	
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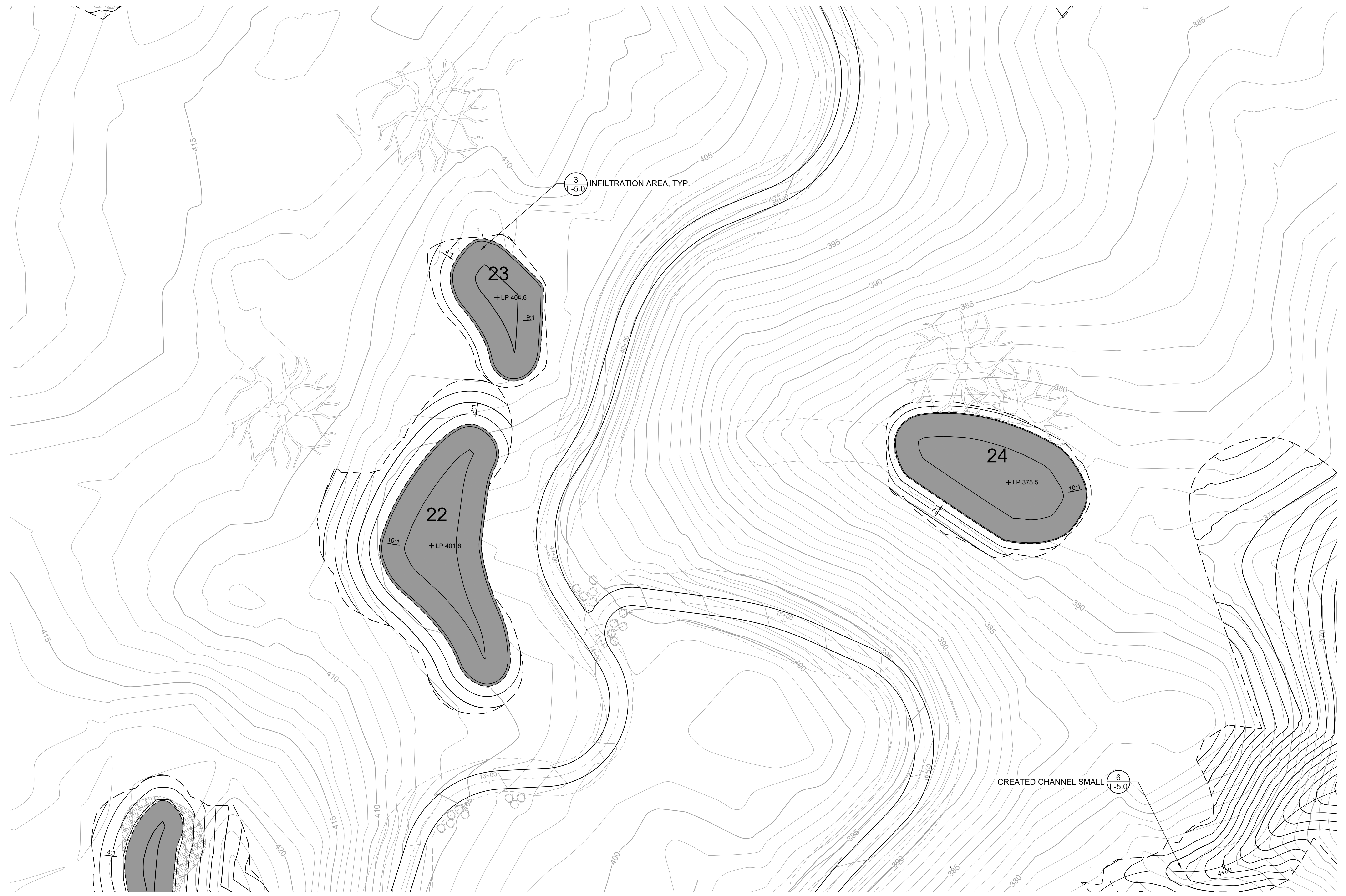
LANDSCAPE  
 FEATURES 13-21



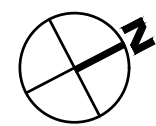
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**PLAN**  
1" = 20'



REVISIONS		APPR
NO	DATE	DESCRIPTION

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LANDSCAPE  
 FEATURES 22-24



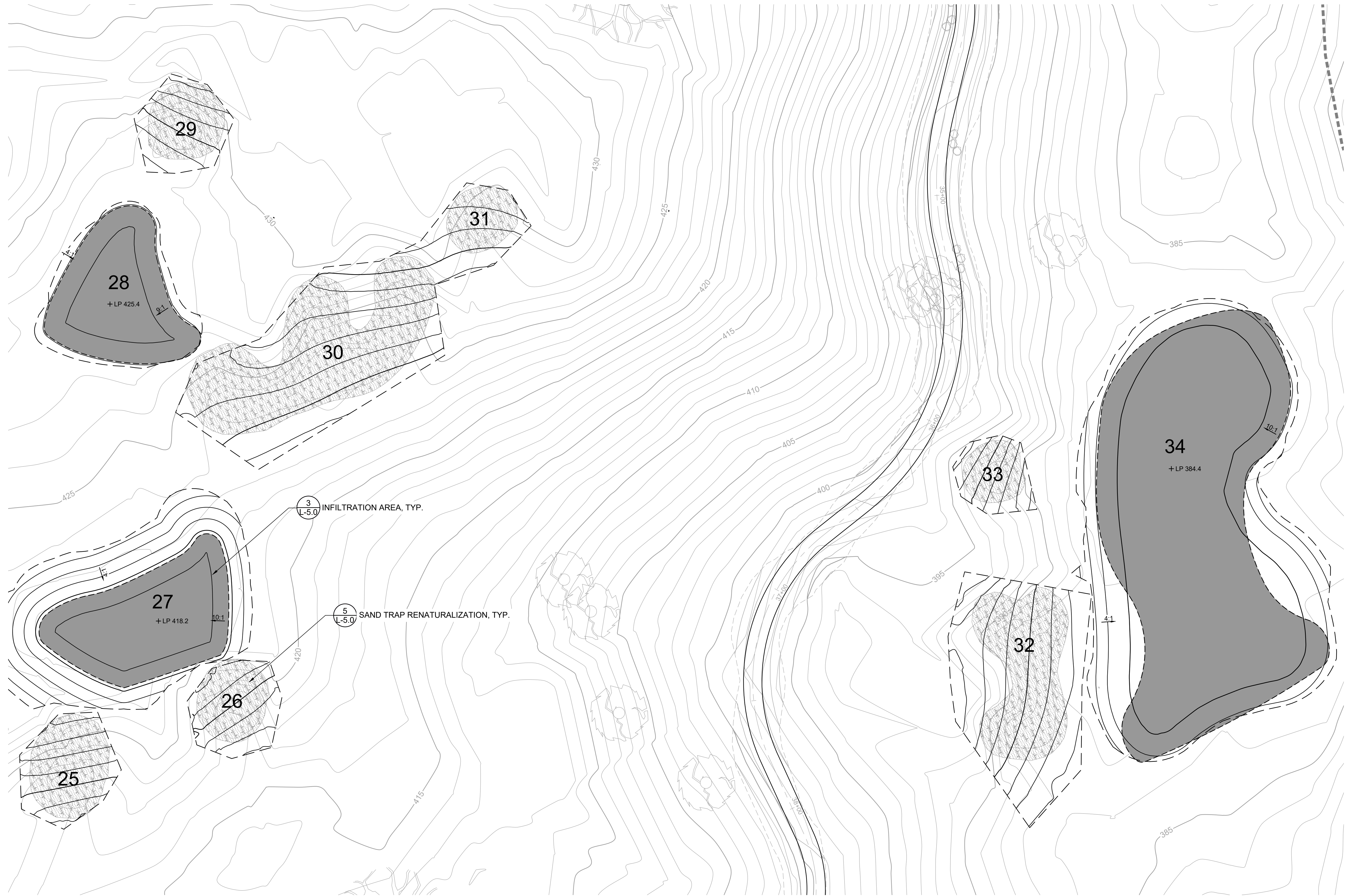
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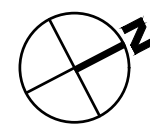
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**PLAN**  
1" = 20'



REVISIONS		APPR
NO	DATE	DESCRIPTION

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LANDSCAPE  
 FEATURES 25-34

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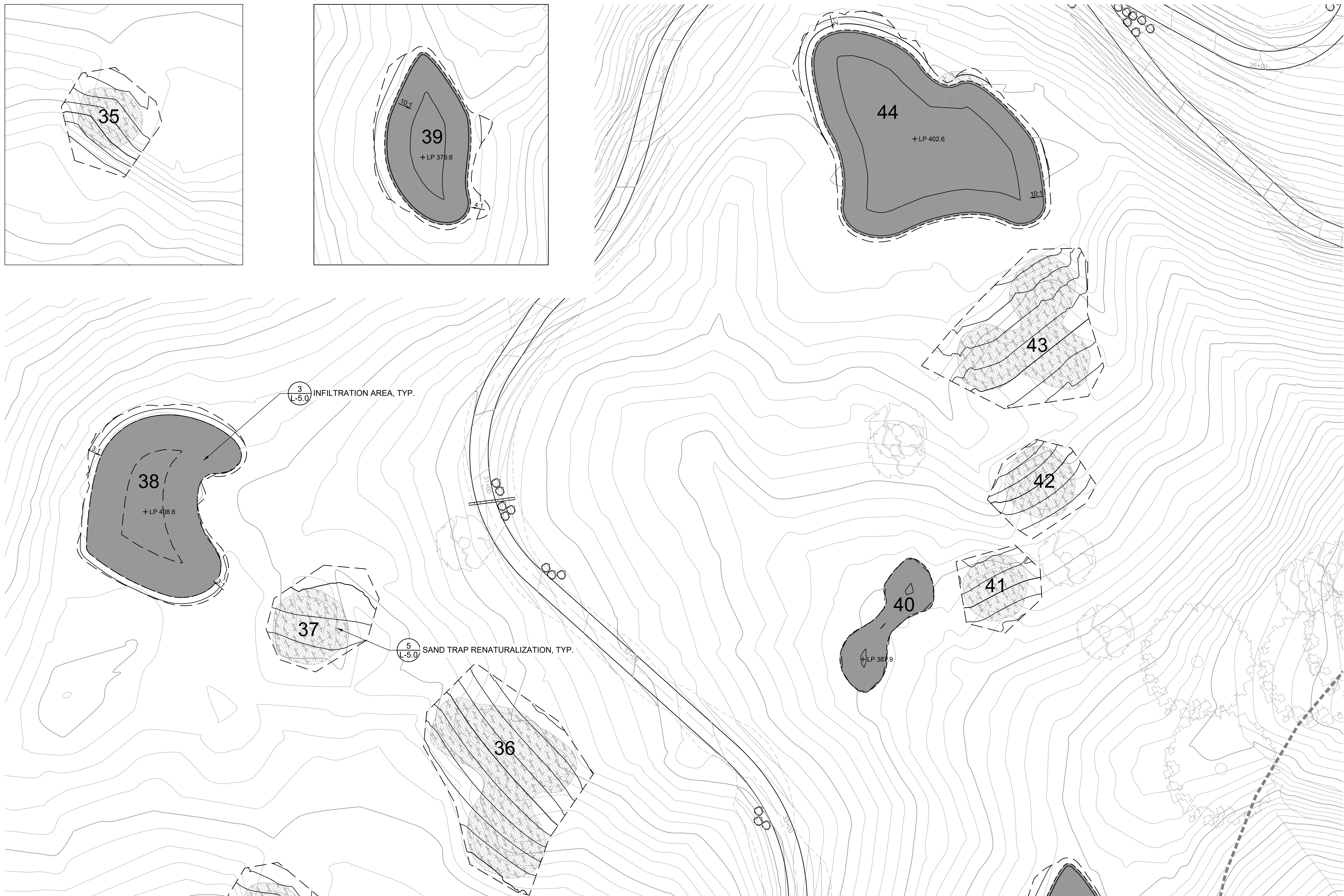


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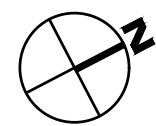
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**PLAN**  
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LANDSCAPE  
 FEATURES 35-44



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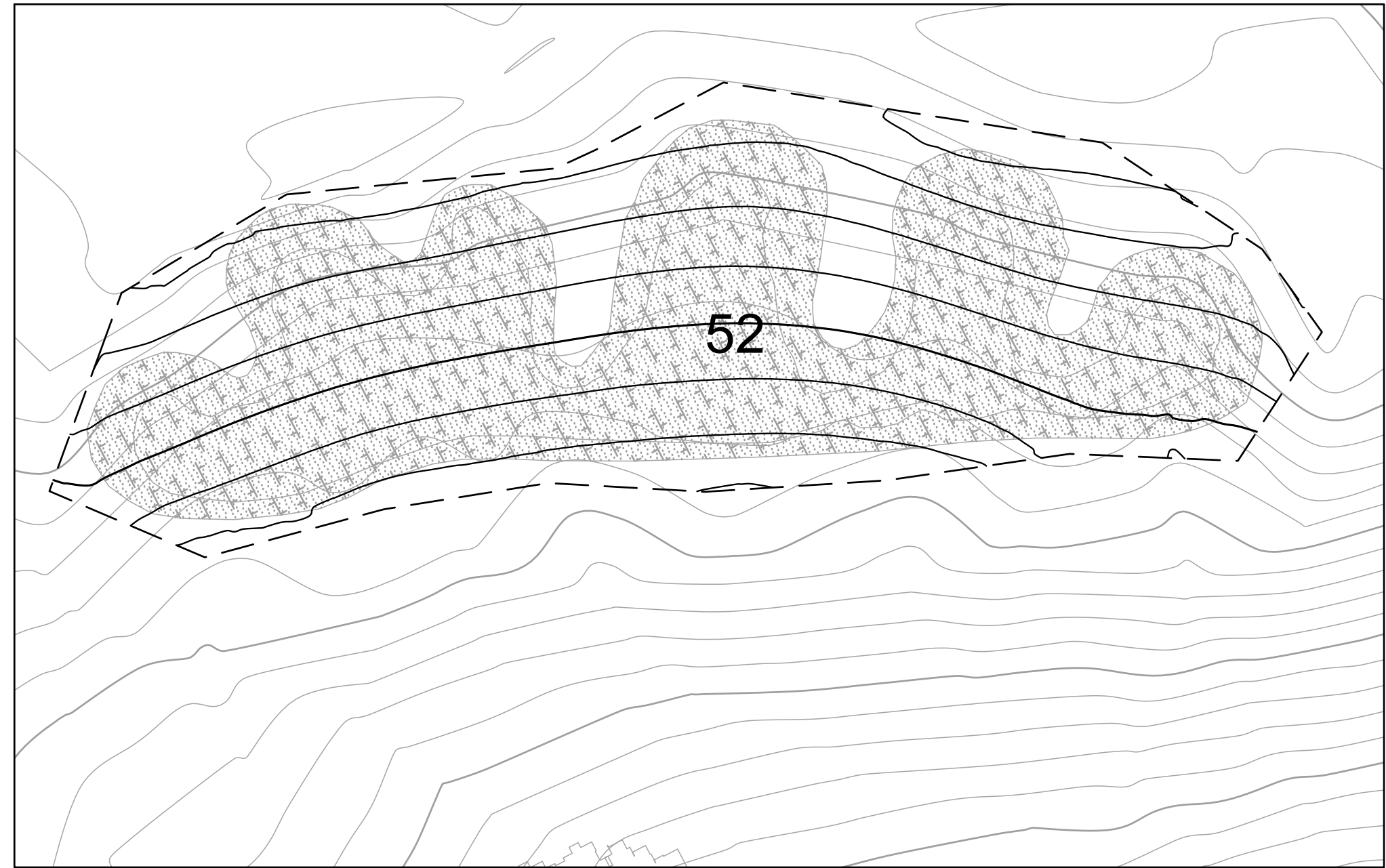
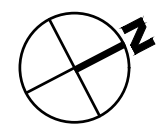
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 DRAWN BY TE, HK  
 CHECKED BY ES  
 SCALE 1" = 20'  
 DATE APRIL 19, 2024  
 SHEET

**L-3.6**  
 OF 129

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**PLAN**  
1" = 20'



NO.	DATE	DESCRIPTION	APPR.

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

LANDSCAPE  
 FEATURES 45-52



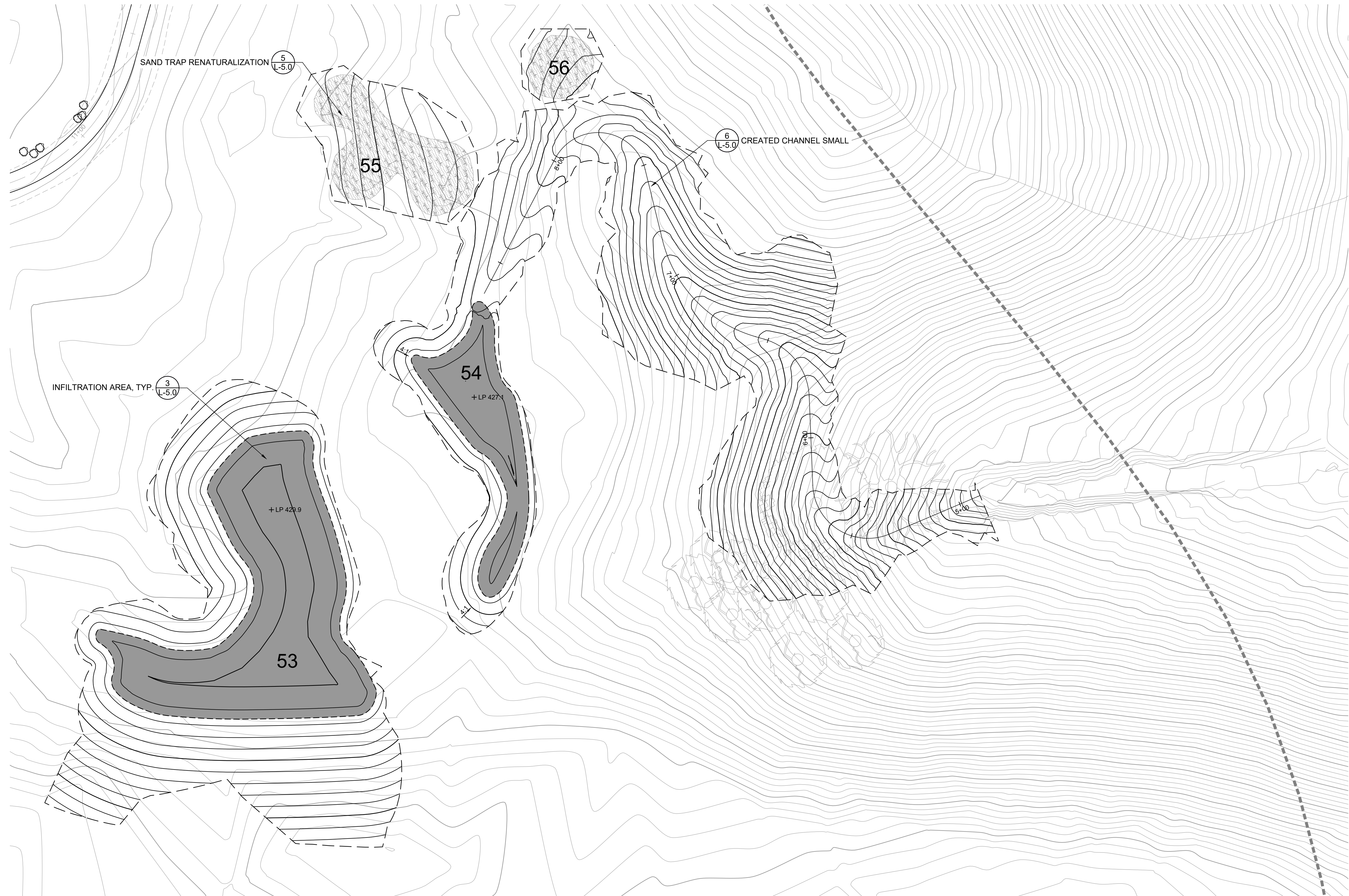
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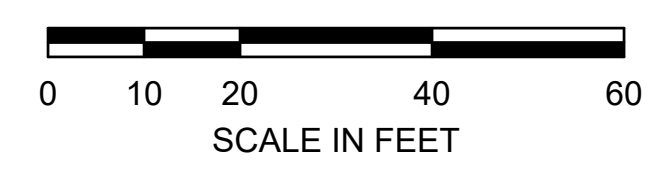
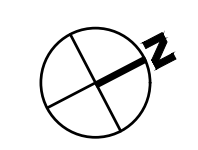
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 SCALE 1" = 20'  
 DATE APRIL 19, 2024  
 SHEET

**L-3.7**  
 OF 129

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**PLAN**  
1" = 20'



REVISIONS		APPR
NO	DATE	DESCRIPTION

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

LANDSCAPE  
 FEATURES 53-56



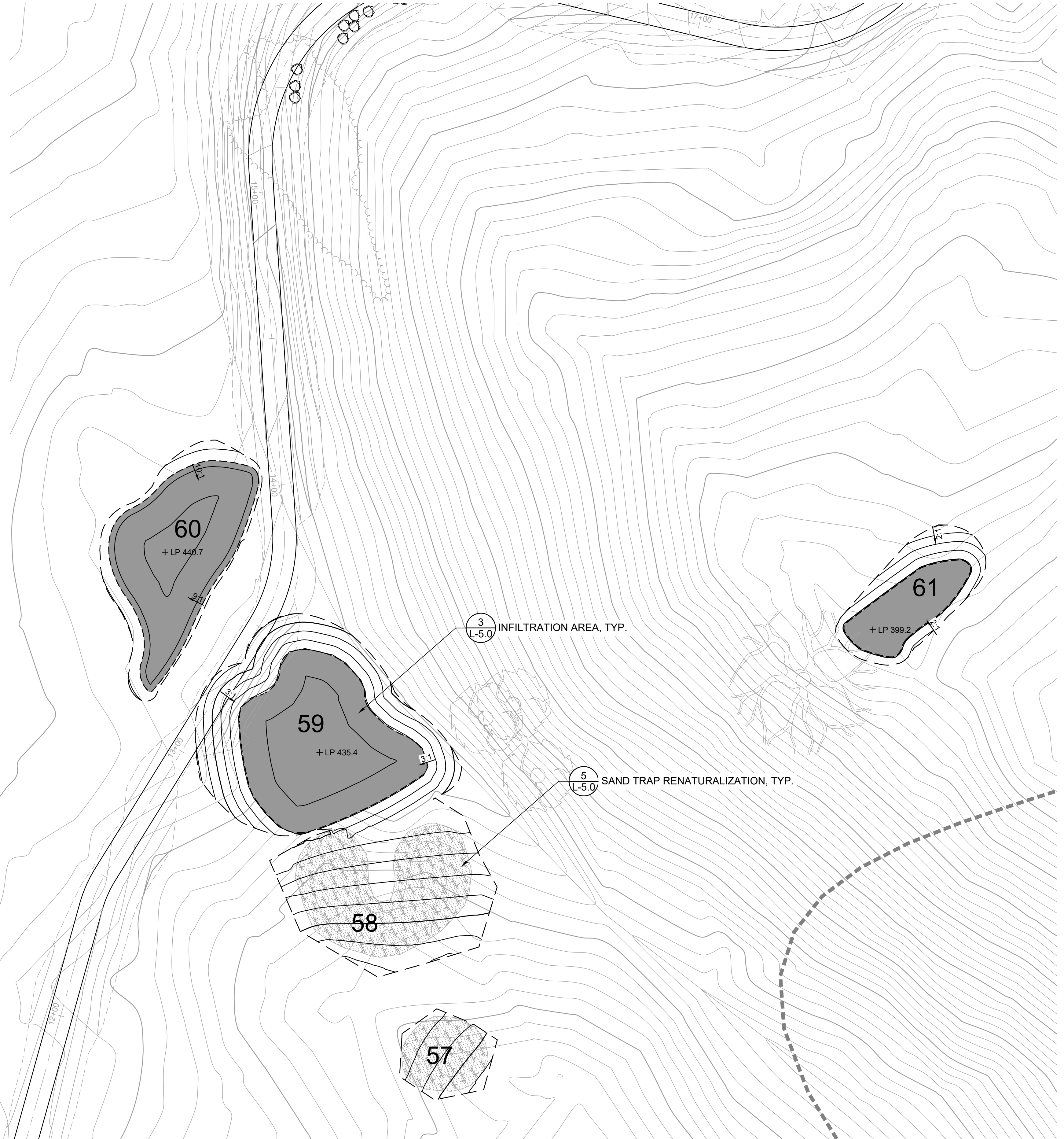
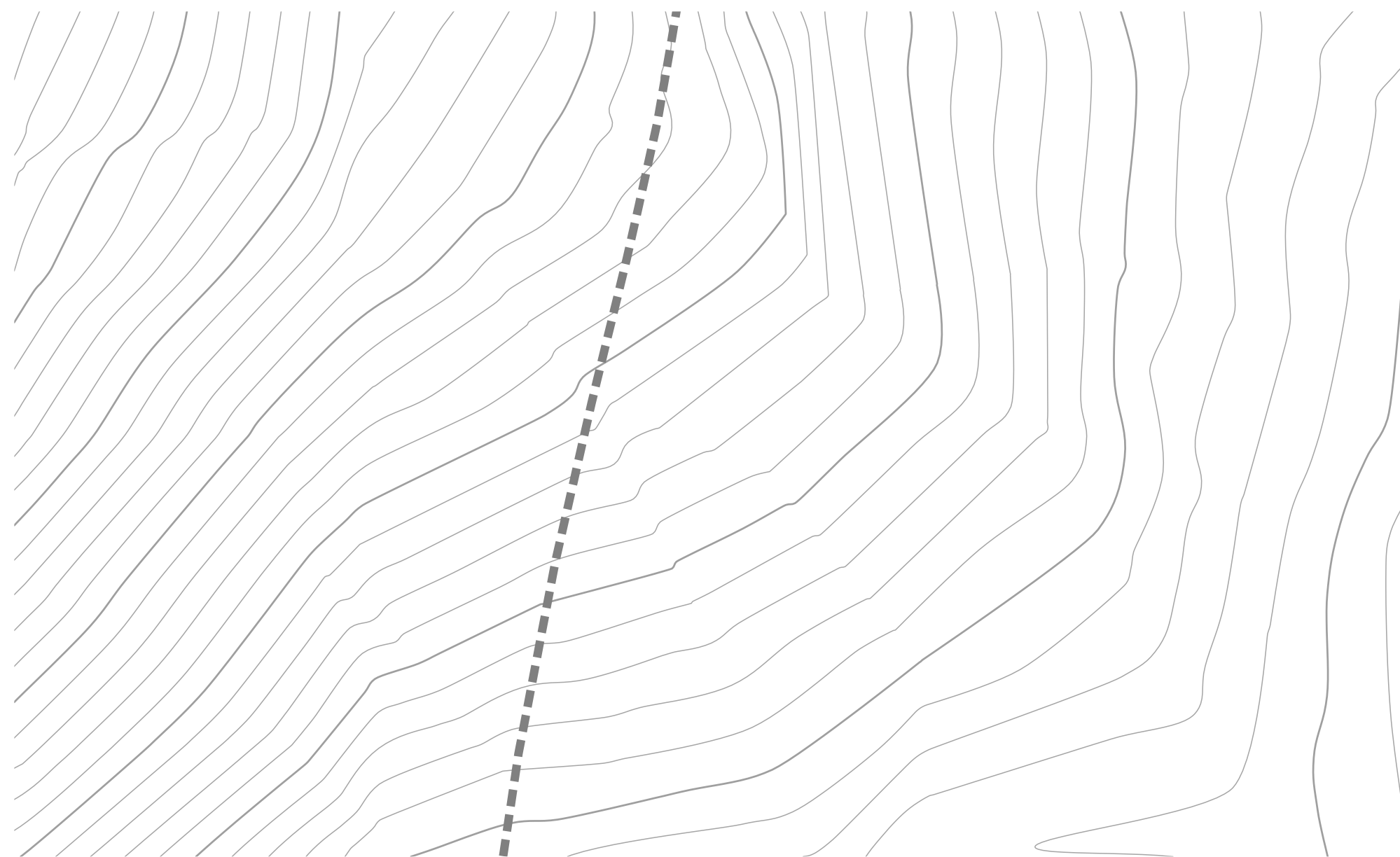
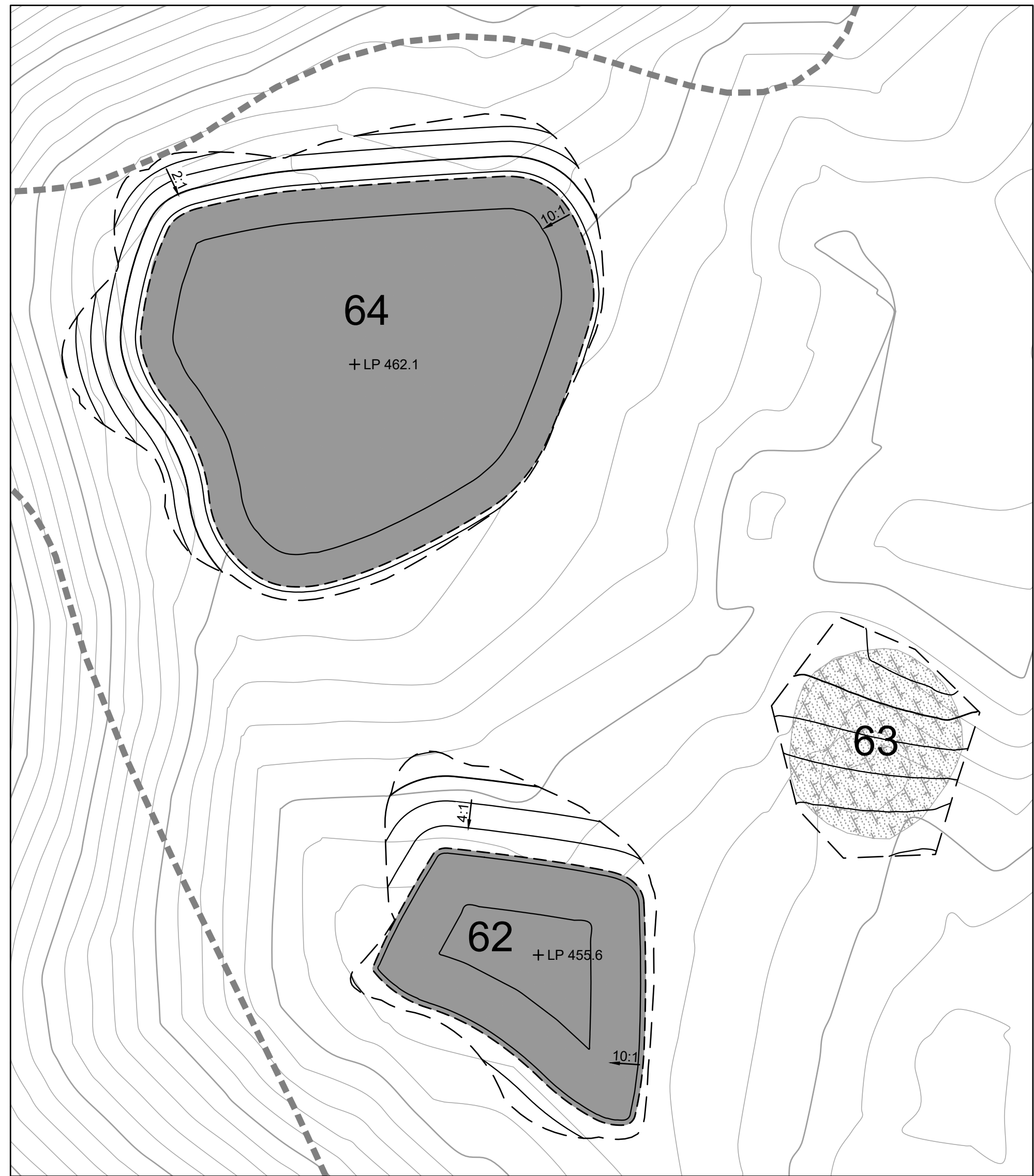
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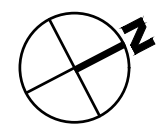
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 DATE APRIL 19, 2024  
 SHEET

**L-3.8**  
 OF 129

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**PLAN**  
1" = 20'



NO.	DATE	DESCRIPTION	APPR.

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

LANDSCAPE  
 FEATURES 57-64



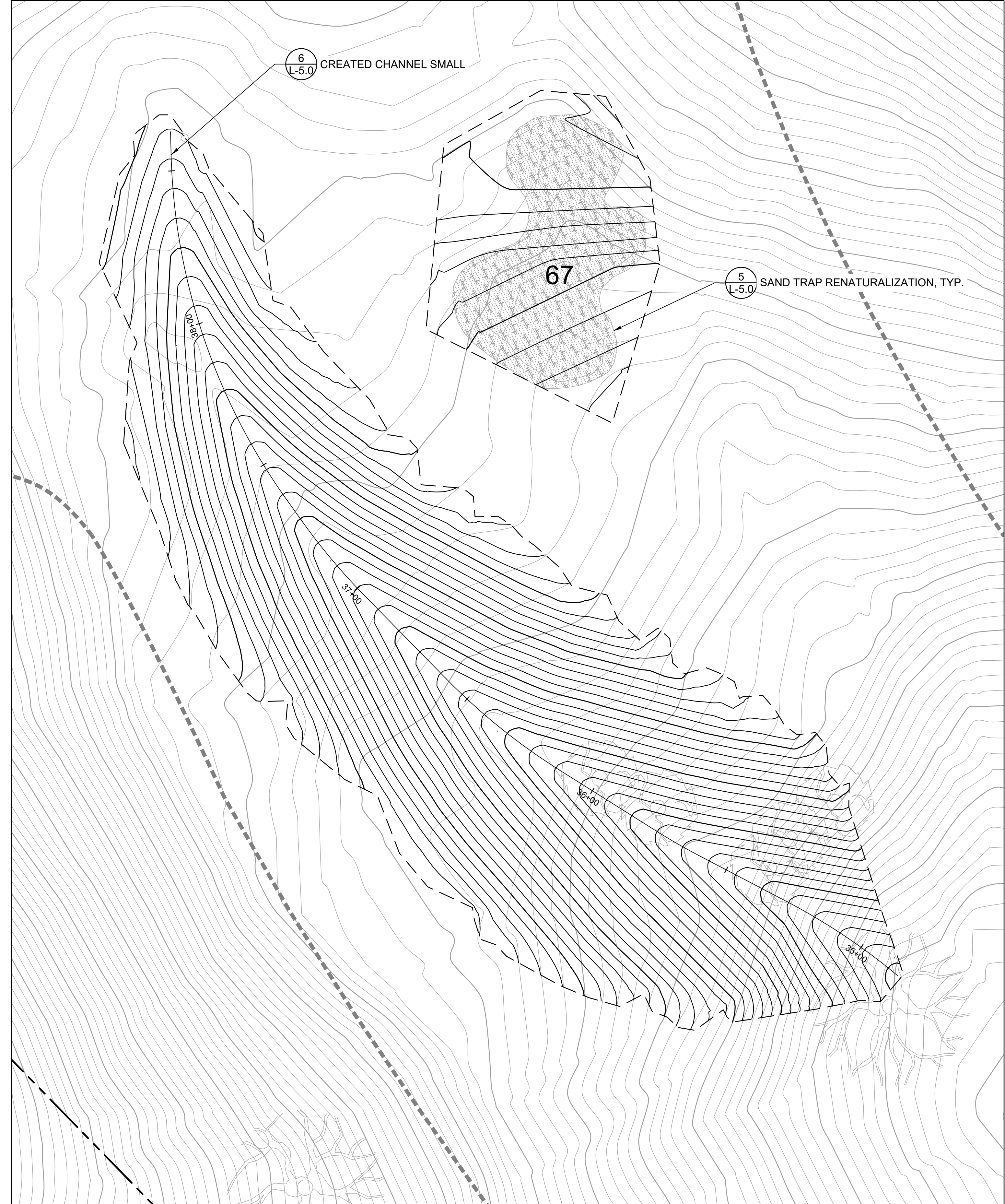
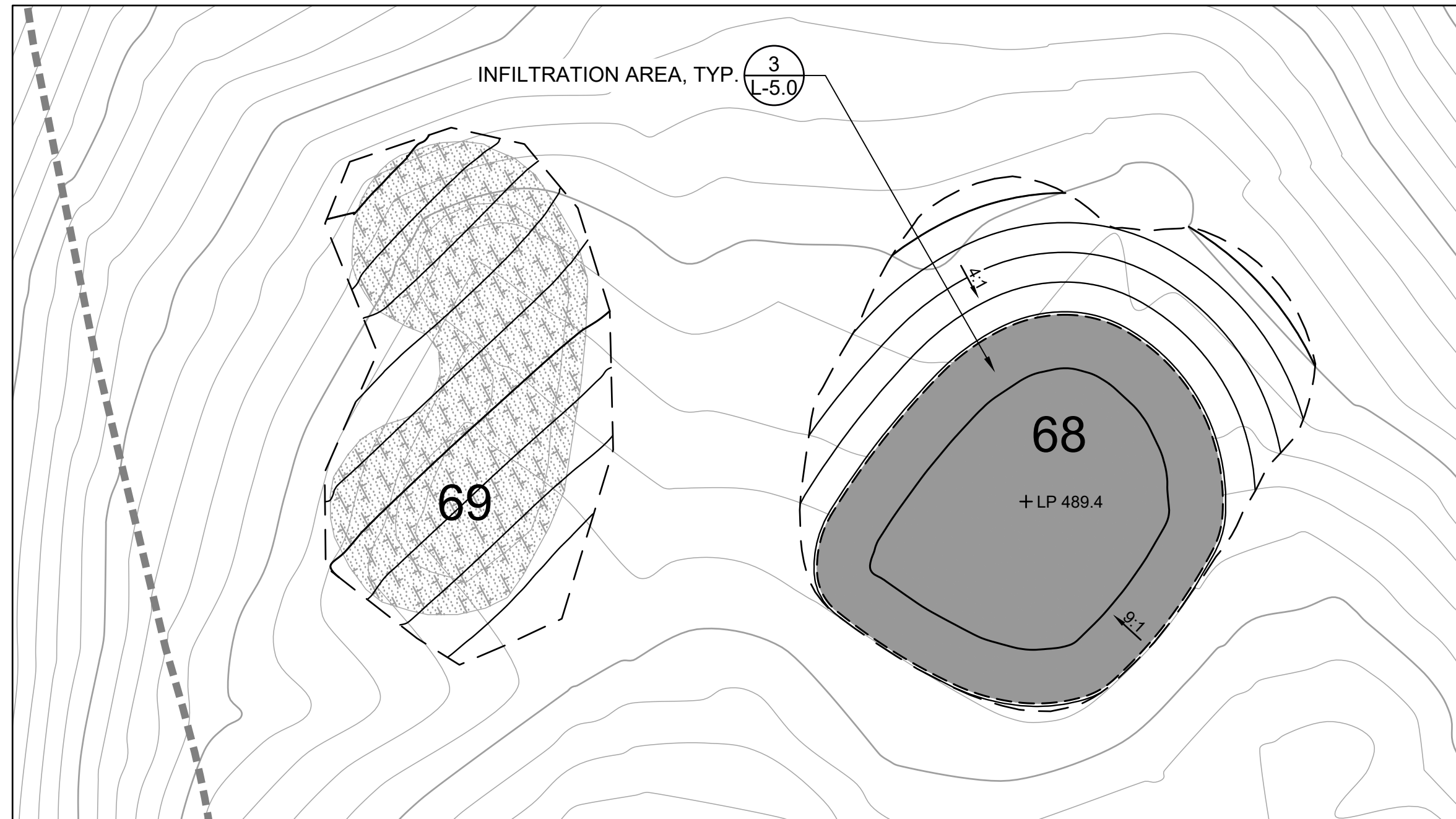
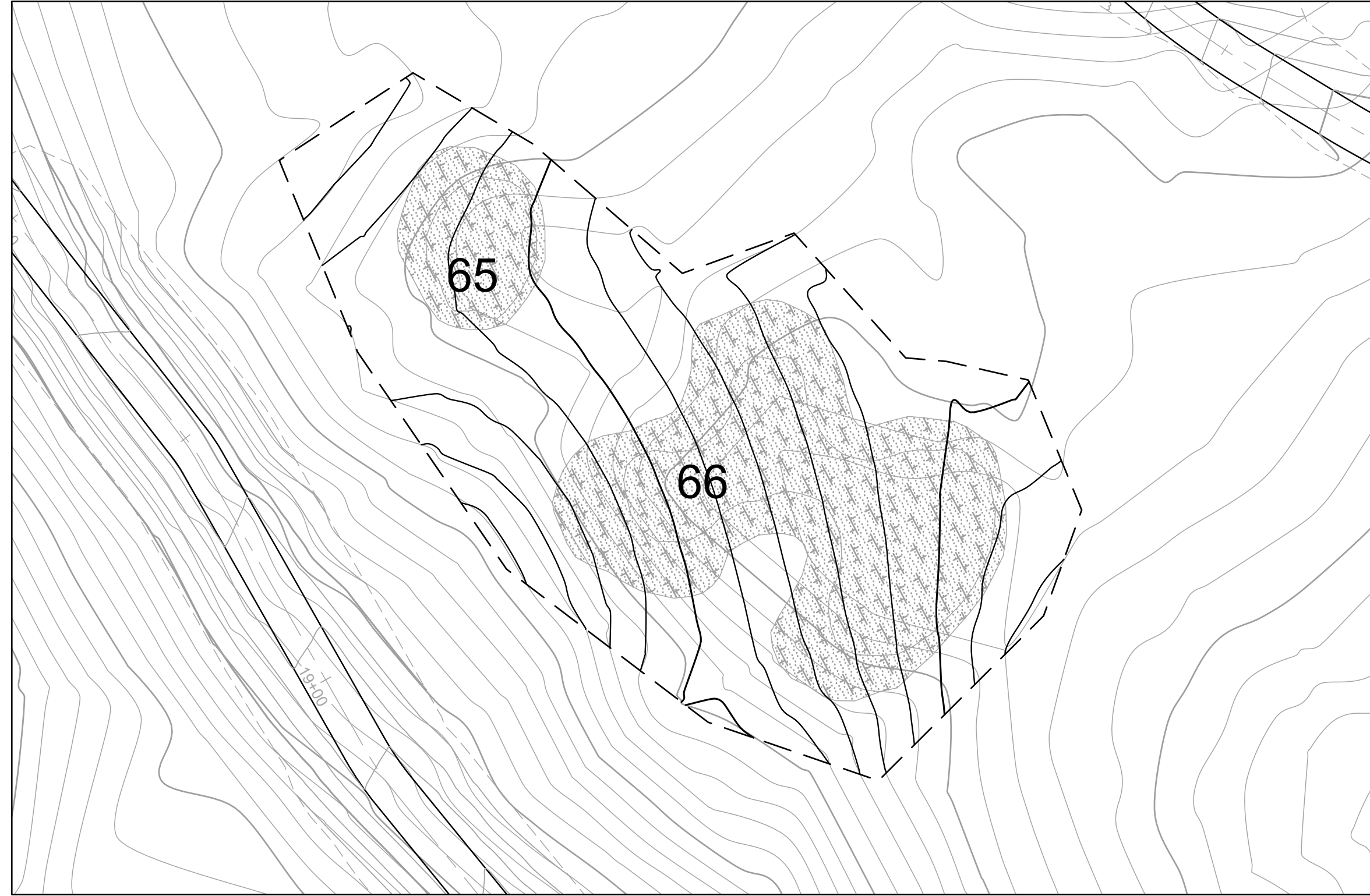
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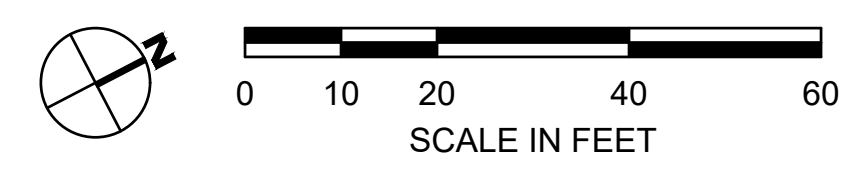
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 DATE APRIL 19, 2024  
 SHEET

**L-3.9**  
 OF 129

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**PLAN**  
1" = 20'



REVISIONS		APPR
NO	DATE	DESCRIPTION

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

LANDSCAPE  
 FEATURES 65-69



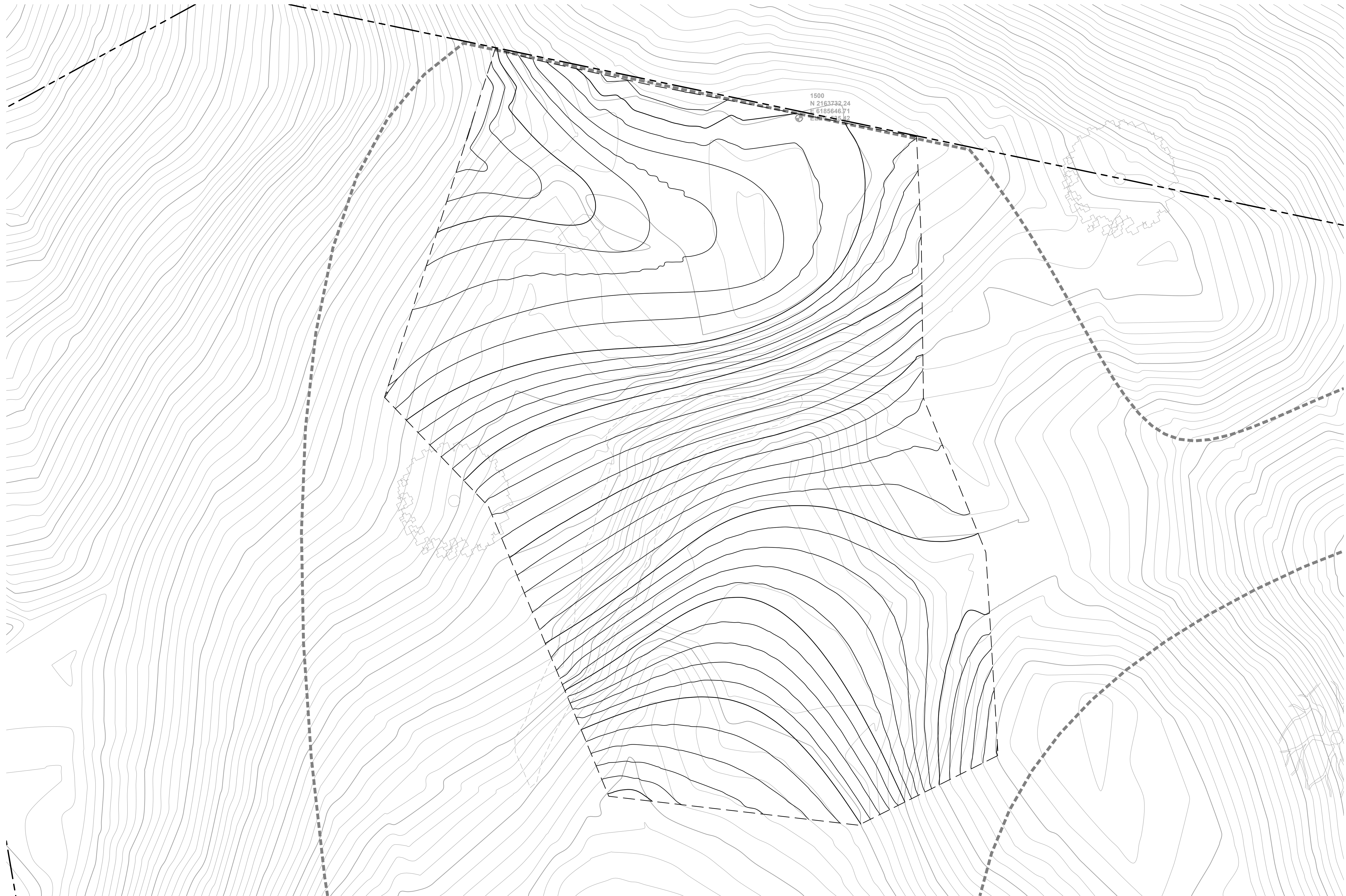
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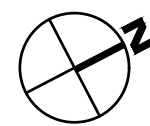
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 SCALE 1" = 20'  
 DATE APRIL 19, 2024  
 SHEET

**L-3.10**  
 OF 129

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**PLAN**  
1" = 20'



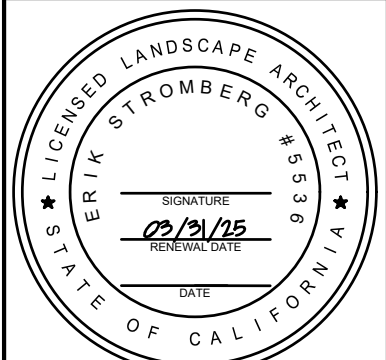
REVISIONS		APPR
NO	DATE	DESCRIPTION

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

HILL  
 RECONSTRUCTION



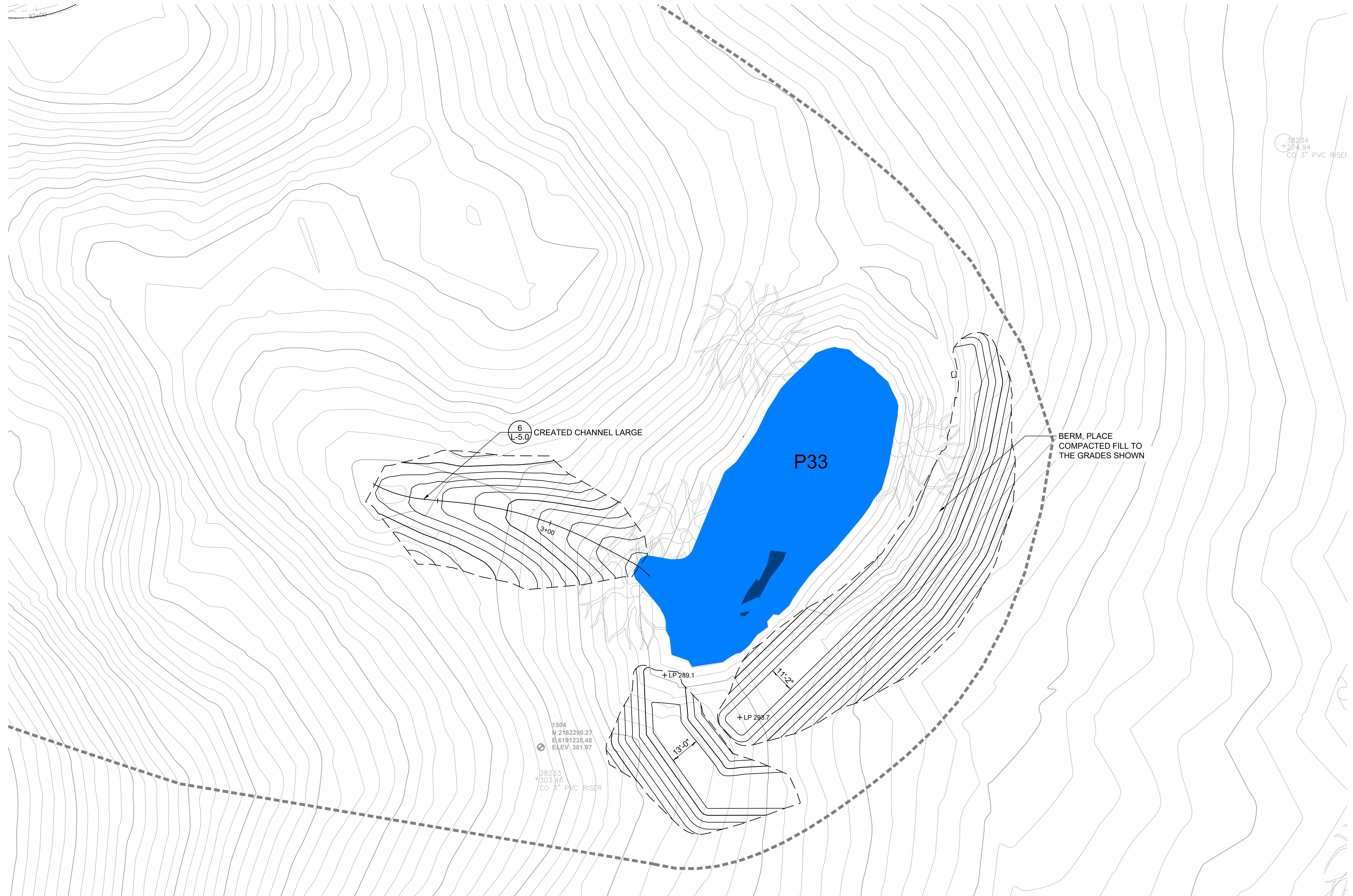
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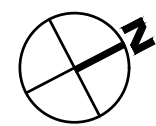
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 SCALE 1" = 20'  
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 SHEET

**L-3.11**  
 OF 129

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**PLAN**  
1" = 20'



REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

LANDSCAPE  
 FEATURES P33

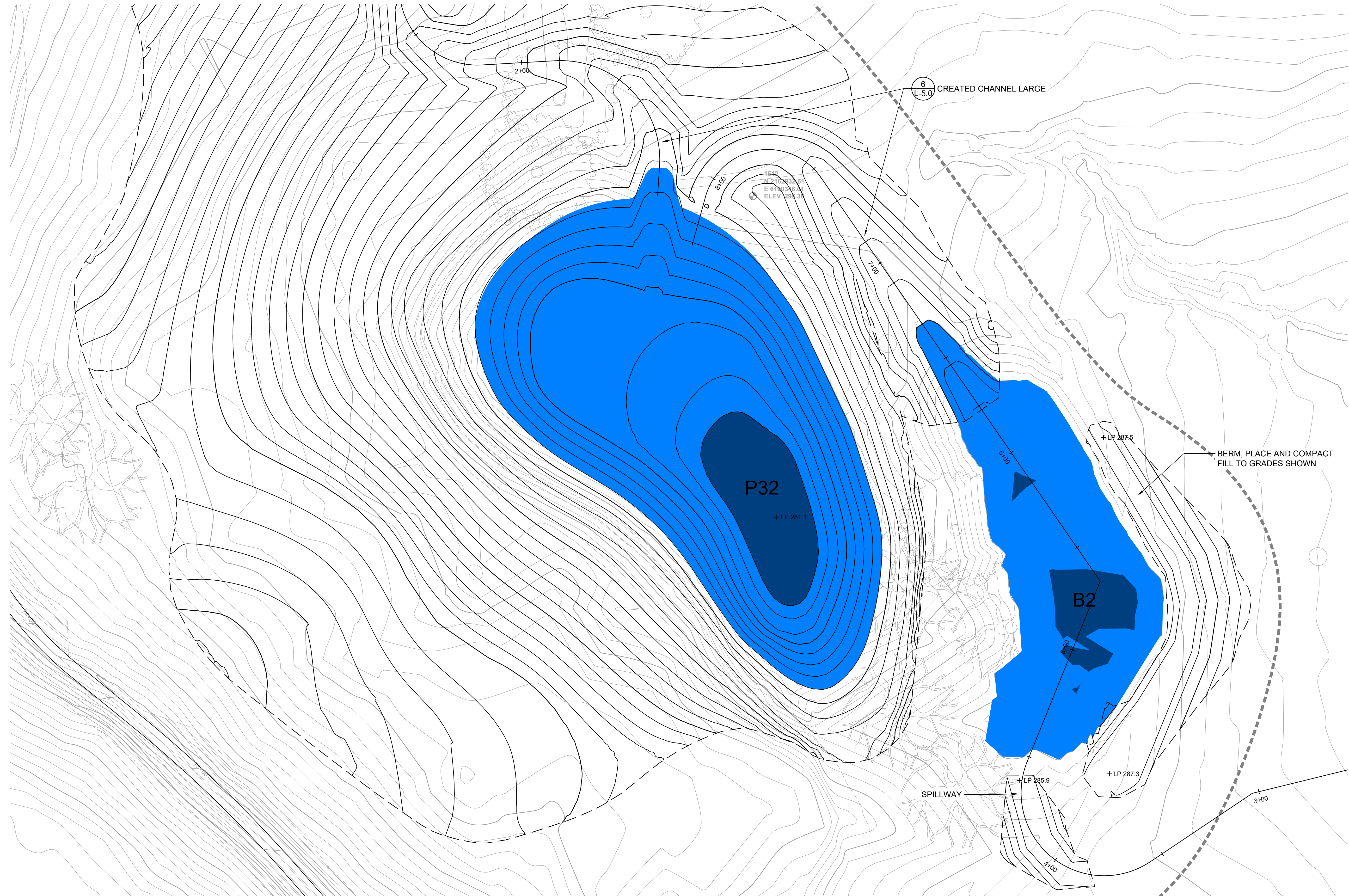
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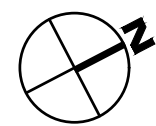
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 DRAWN BY TE, HK  
 CHECKED BY ES  
 SCALE 1" = 20'  
 DATE APRIL 19, 2024  
 SHEET

**L-3.12**  
 OF 129

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**PLAN**  
1" = 20'



NO.	DATE	DESCRIPTION	APPR.

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
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LANDSCAPE  
 FEATURES P32 B2

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 CHECKED BY ES  
 SCALE 1" = 20'  
 DATE APRIL 19, 2024  
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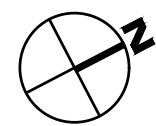
**L-3.13**  
 OF 129



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**PLAN**  
1" = 20'



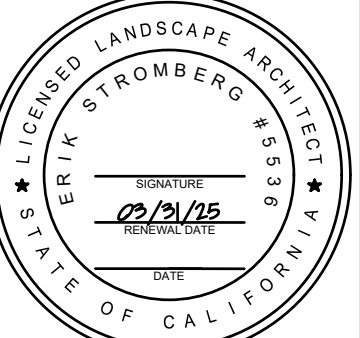
REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

LANDSCAPE  
 FEATURES 70-72



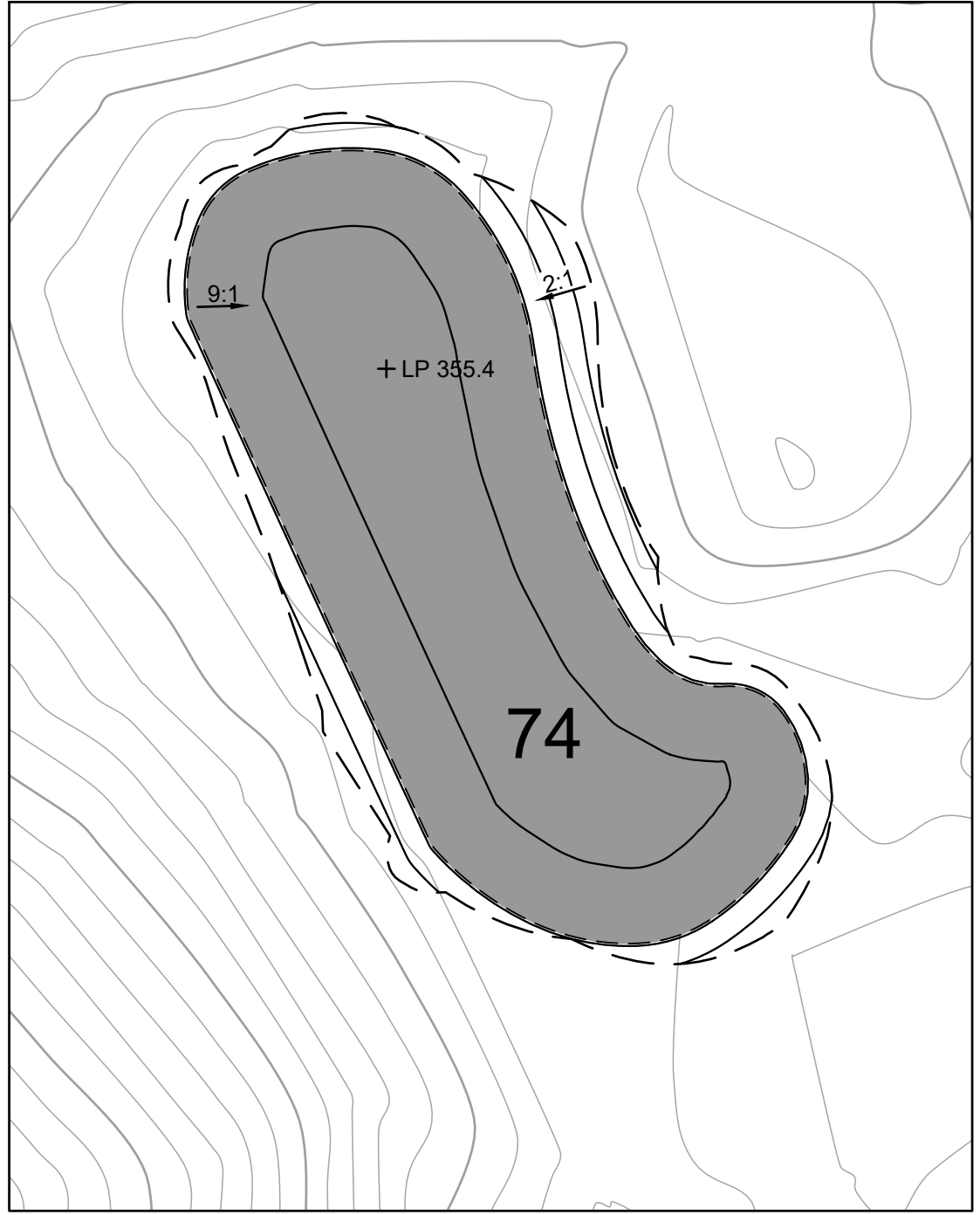
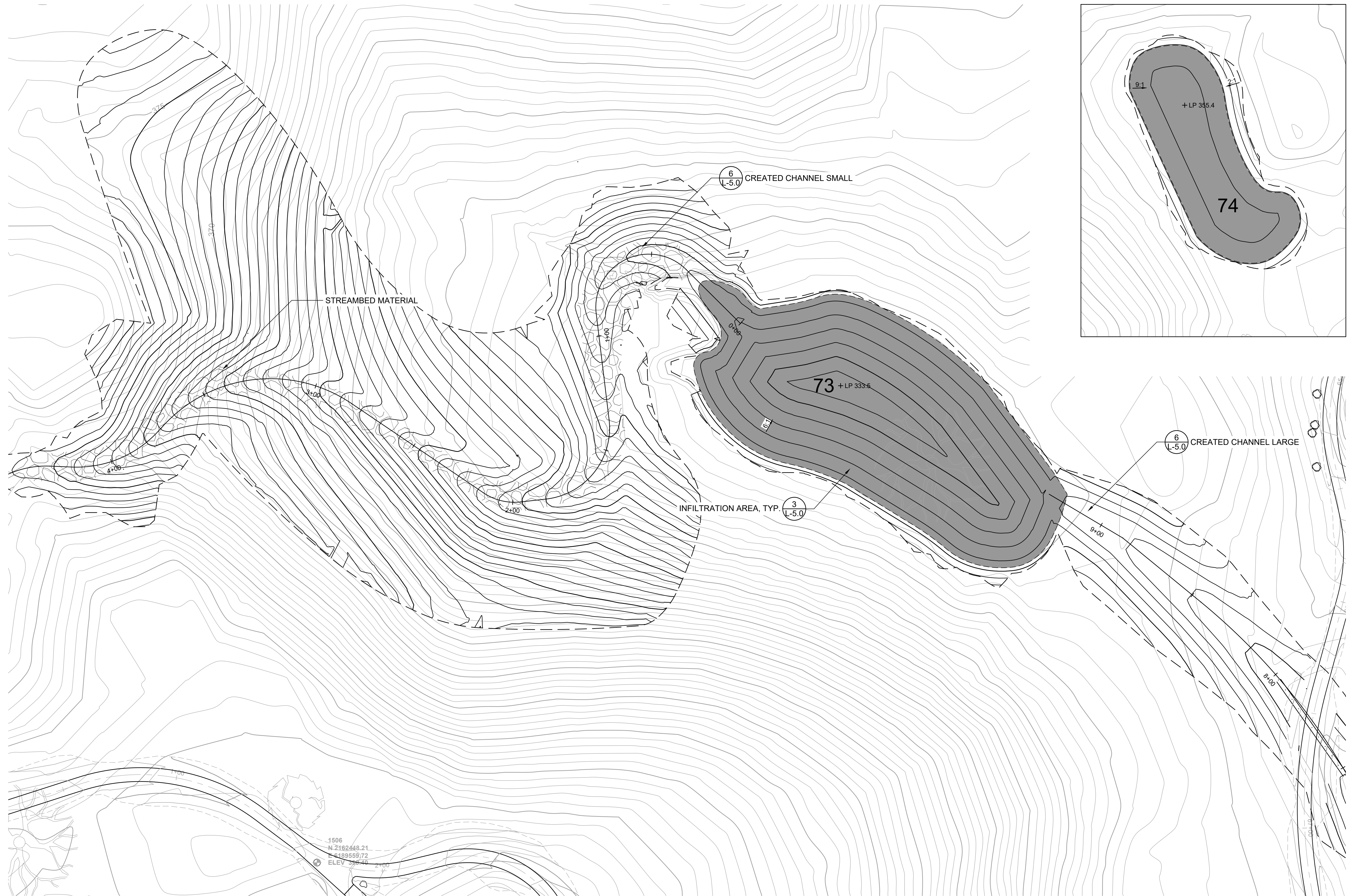
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DESIGN BY ES  
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 SHEET

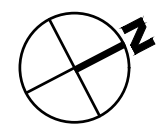
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 OF 129

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1506  
N 2162448.21  
E 6189559.72  
ELEV 328.40

**PLAN**  
1" = 20'



NO.	DATE	DESCRIPTION	APPR.

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
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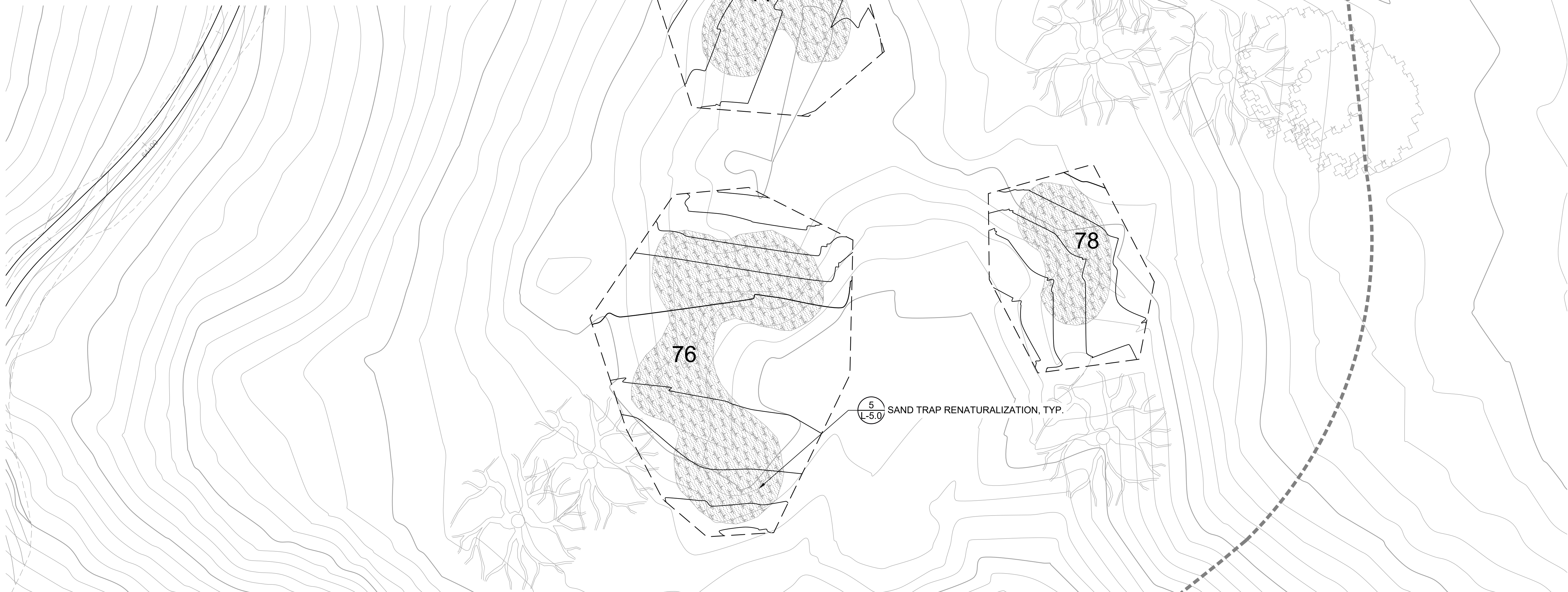
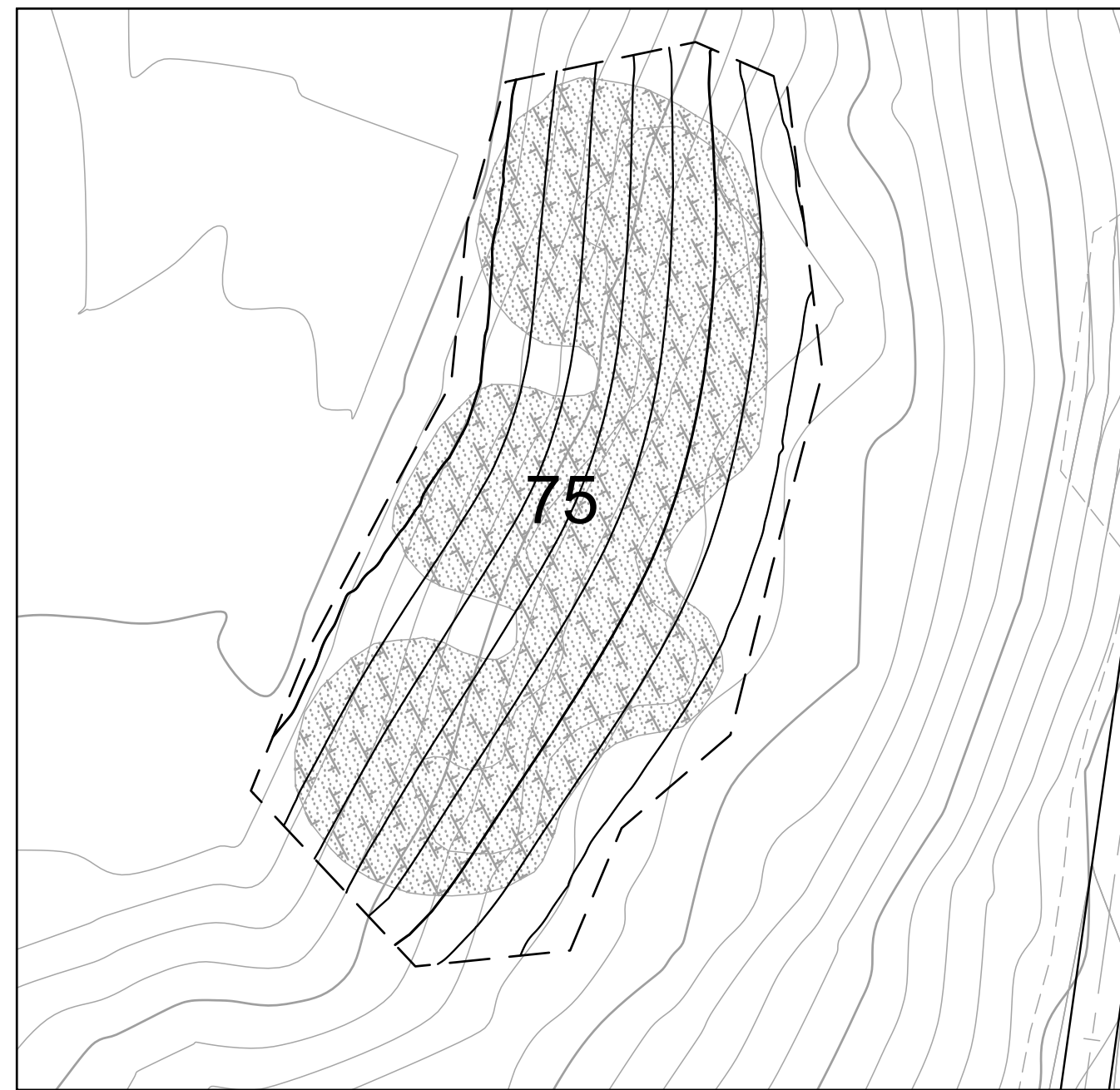
LANDSCAPE  
 FEATURES 73-74



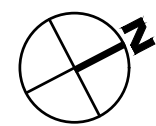
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 CHECKED BY ES  
 SCALE 1" = 20'  
 DATE APRIL 19, 2024  
 SHEET

**L-3.15**  
 OF 129

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**PLAN**  
1" = 20'



REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

LANDSCAPE  
 FEATURES 75-78

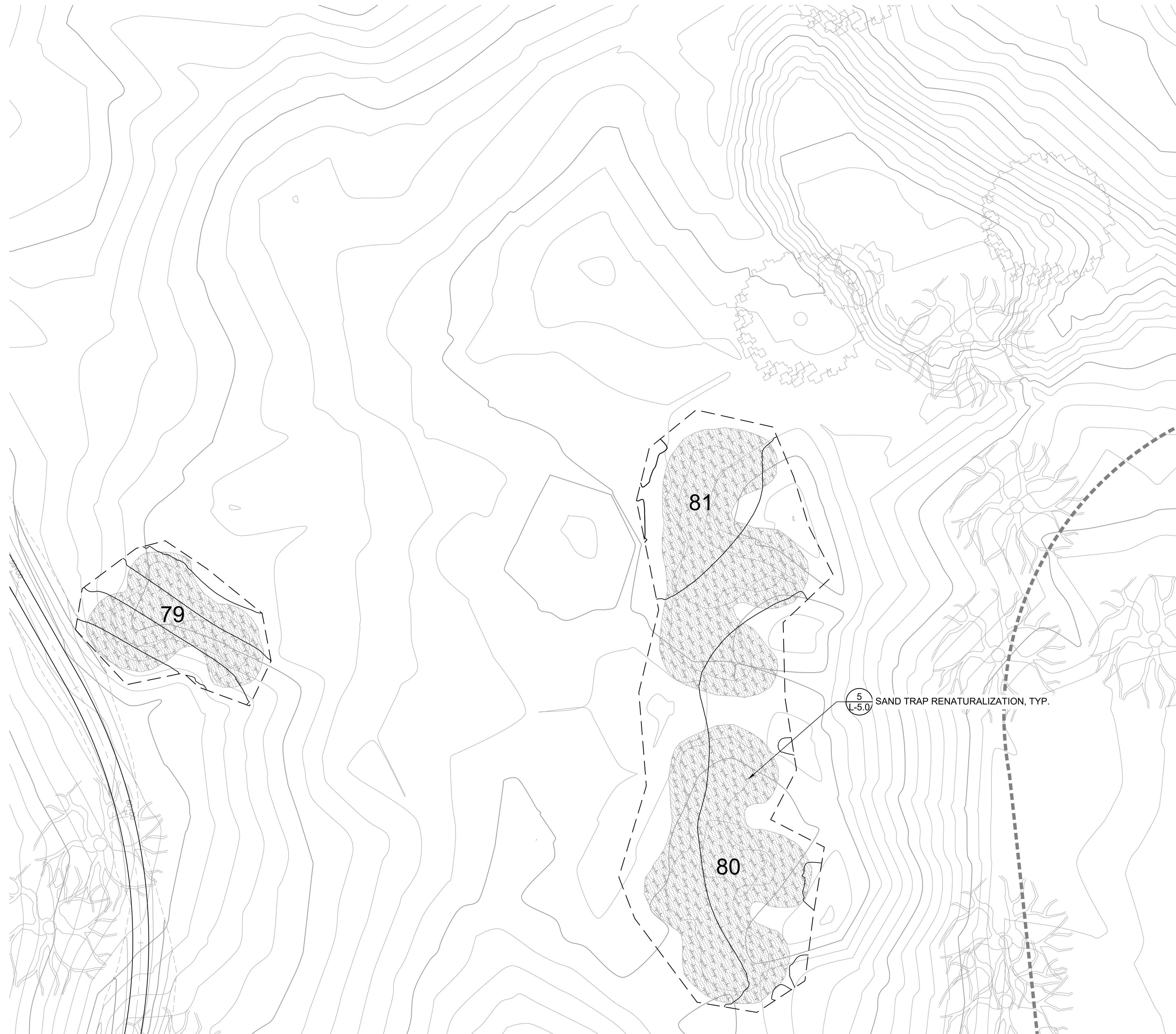
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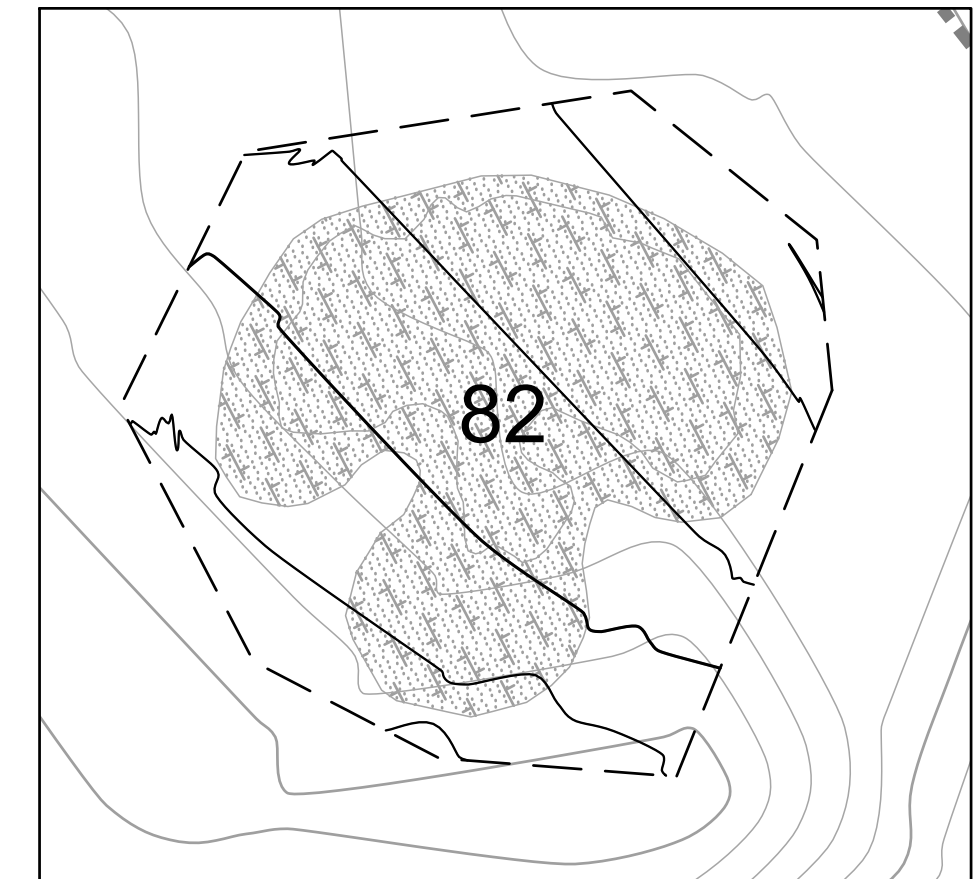
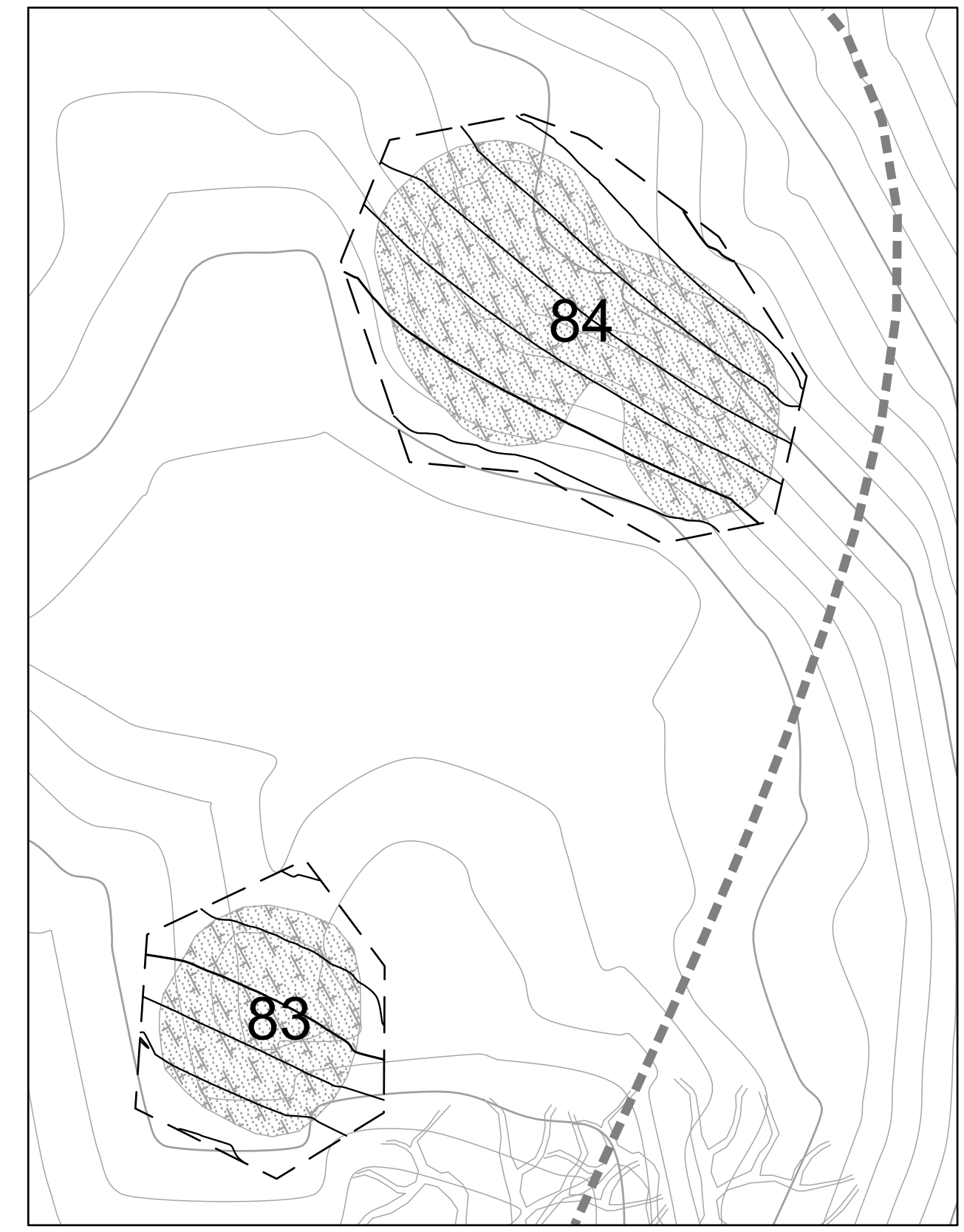
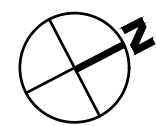
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 SCALE 1" = 20'  
 DATE APRIL 19, 2024  
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**L-3.16**  
 OF 129

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**PLAN**  
1" = 20'



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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
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LANDSCAPE  
 FEATURES 79-84

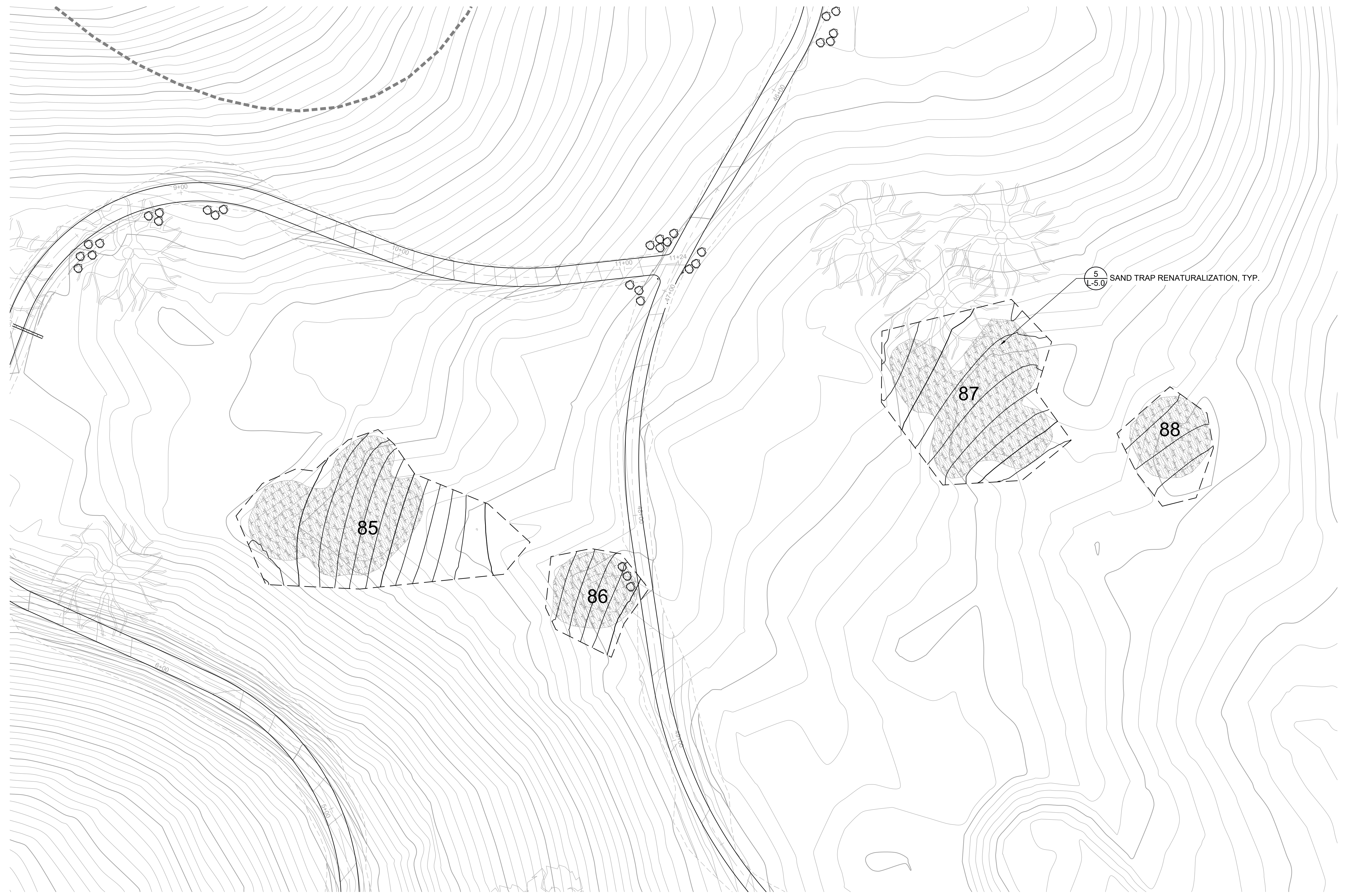
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**L-3.17**  
 OF 129

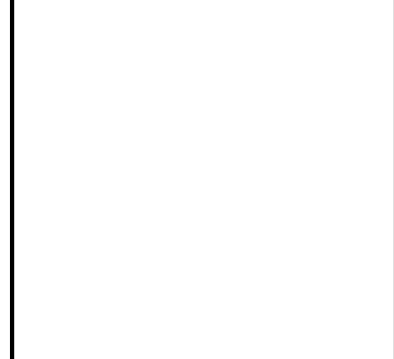
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REVISIONS		
NO.	DATE	DESCRIPTION

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
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LANDSCAPE  
 FEATURES 85-88



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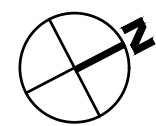
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5 SAND TRAP RENATURALIZATION, TYP.  
L-5.0

**PLAN**  
1" = 20'



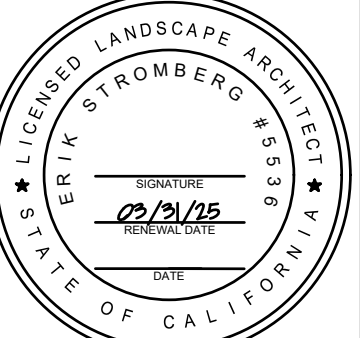
REVISIONS		DESCRIPTION	APPR
NO	DATE		

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

LANDSCAPE  
 FEATURES 89-95



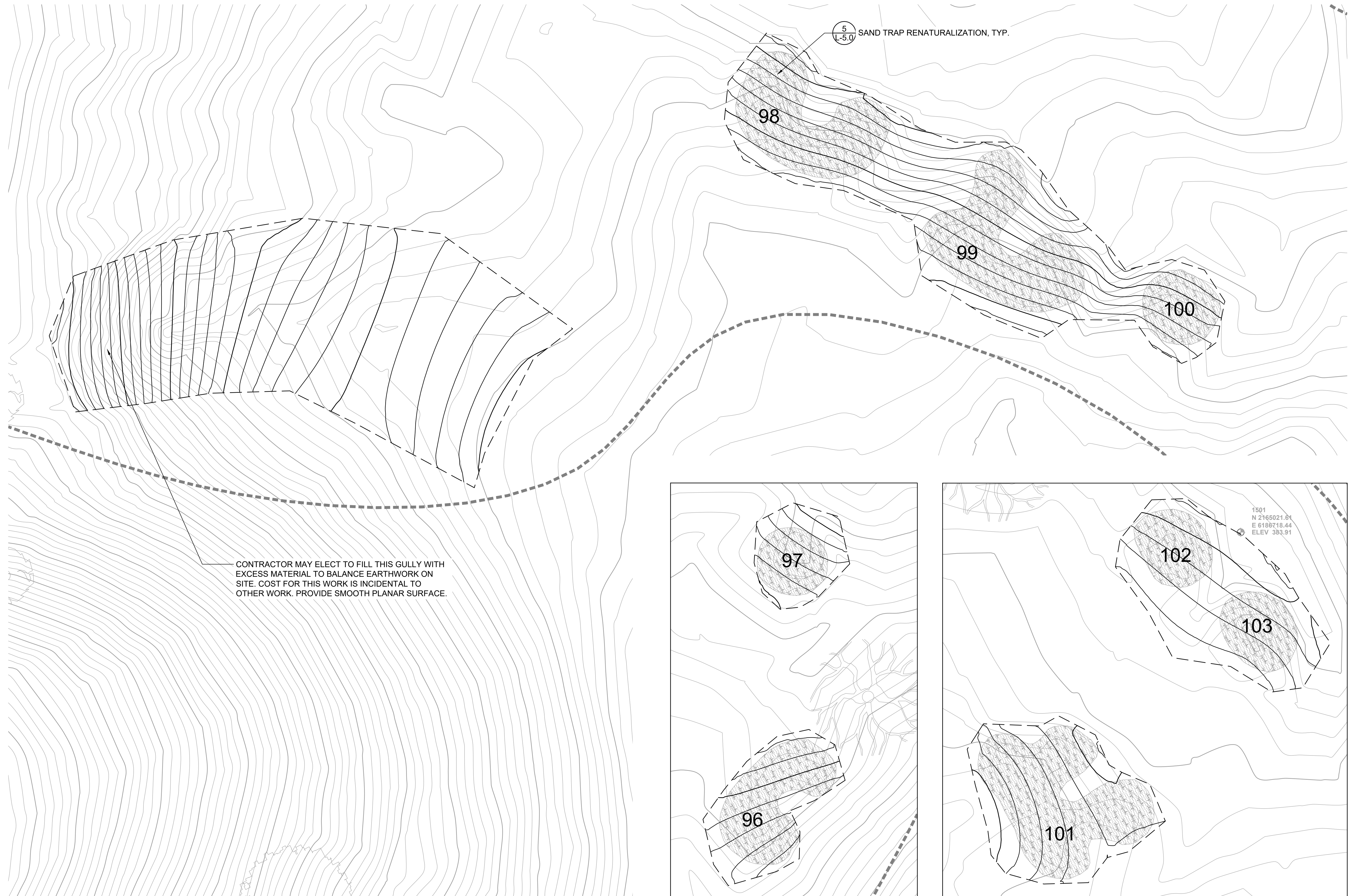
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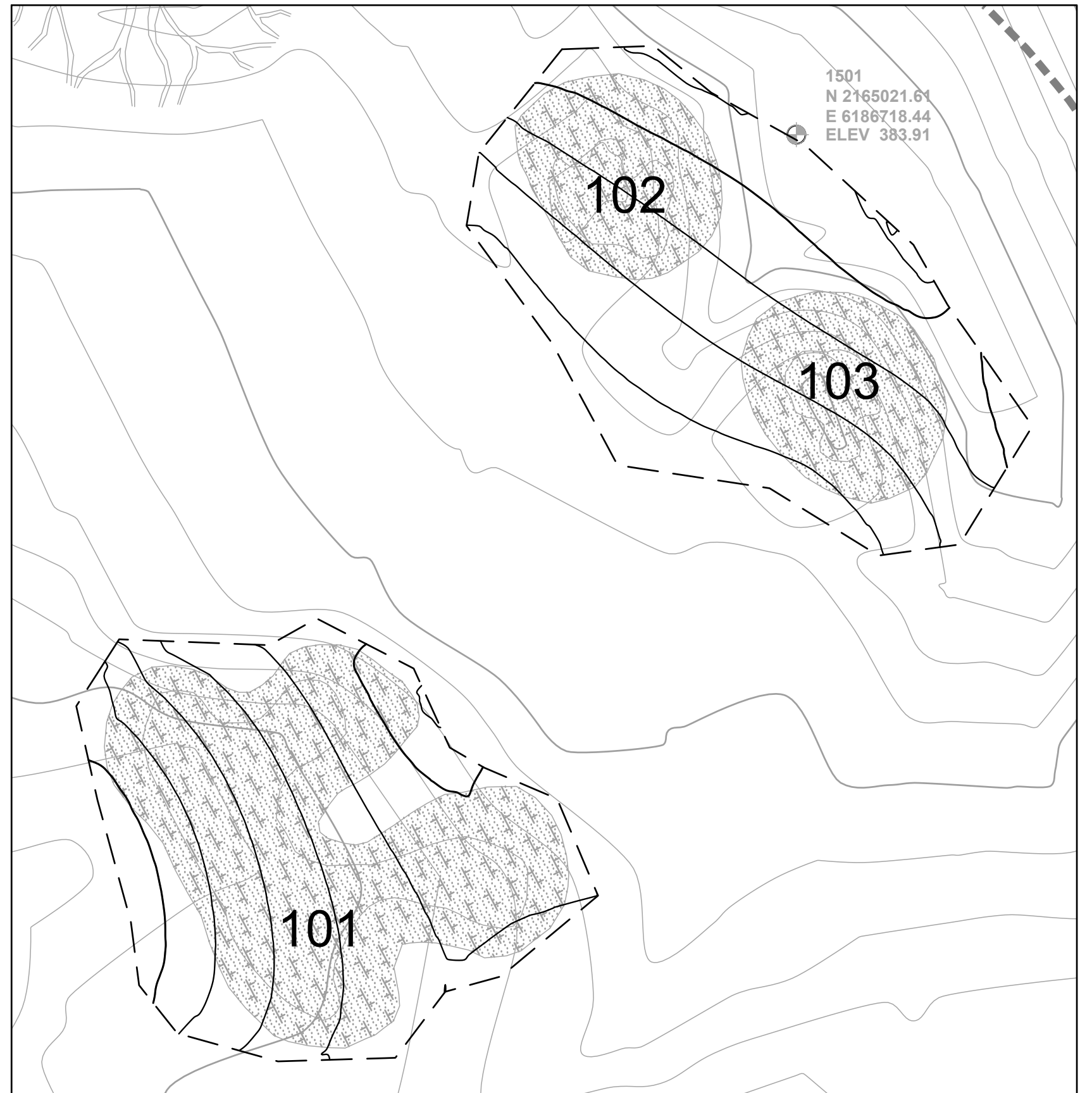
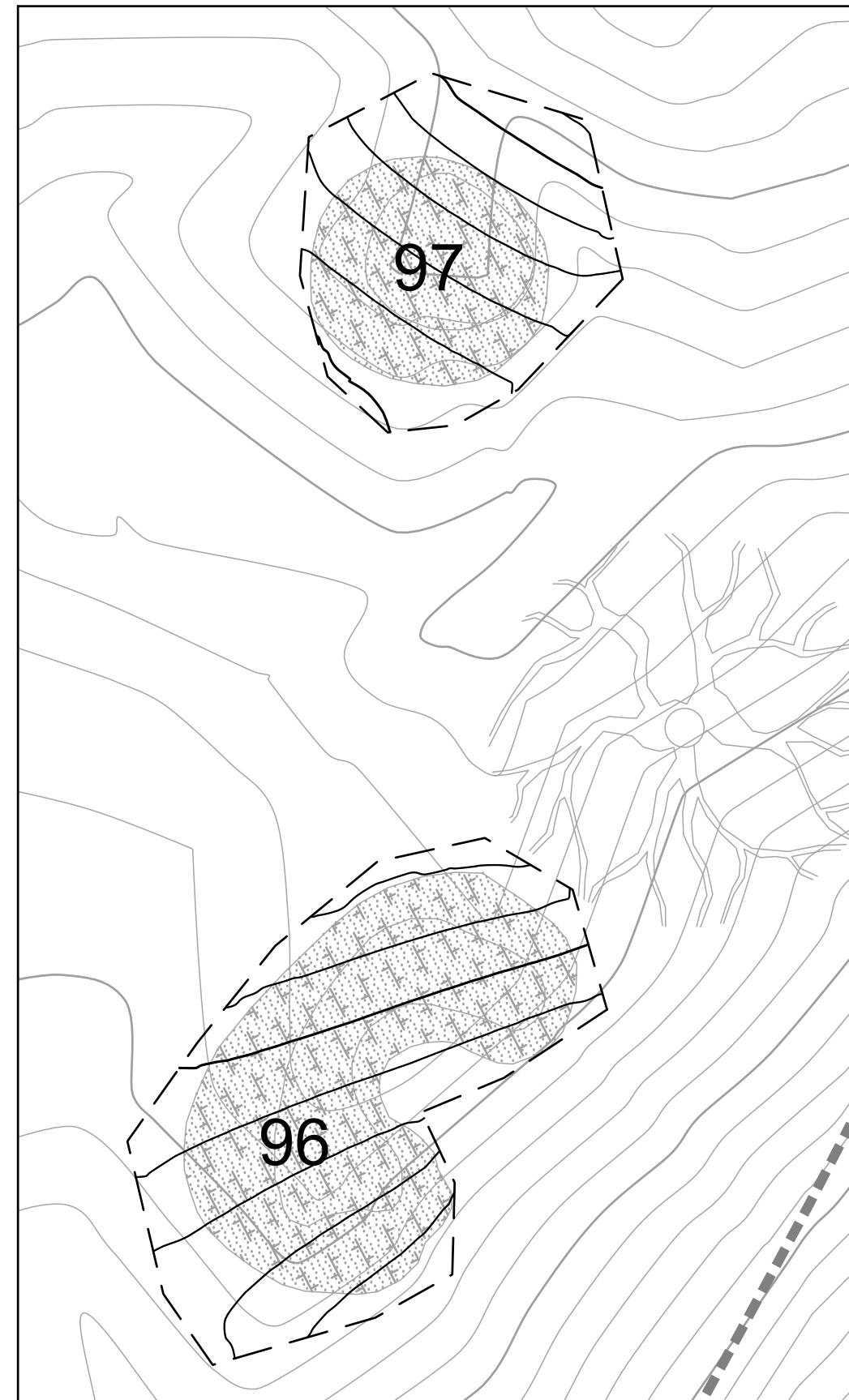
**L-3.19**  
 OF 129

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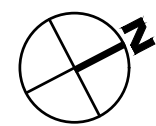


CONTRACTOR MAY ELECT TO FILL THIS GULLY WITH EXCESS MATERIAL TO BALANCE EARTHWORK ON SITE. COST FOR THIS WORK IS INCIDENTAL TO OTHER WORK. PROVIDE SMOOTH PLANAR SURFACE.

5  
L-5.0 SAND TRAP RENATURALIZATION, TYP.



PLAN  
1" = 20'



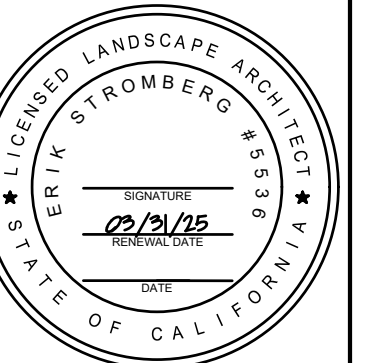
REVISIONS		APPR
NO	DATE	DESCRIPTION

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

LANDSCAPE  
 FEATURES 96-103



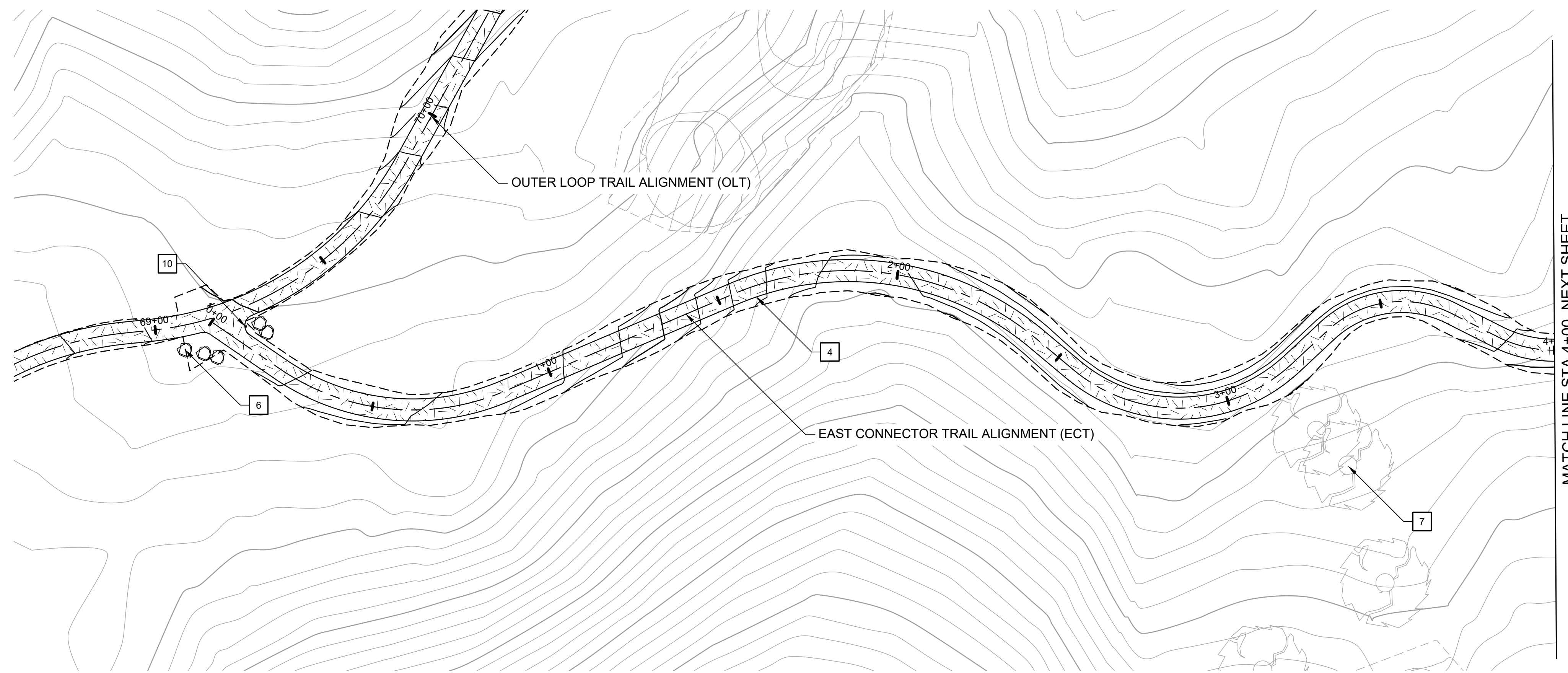
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**L-3.20**  
 OF 129

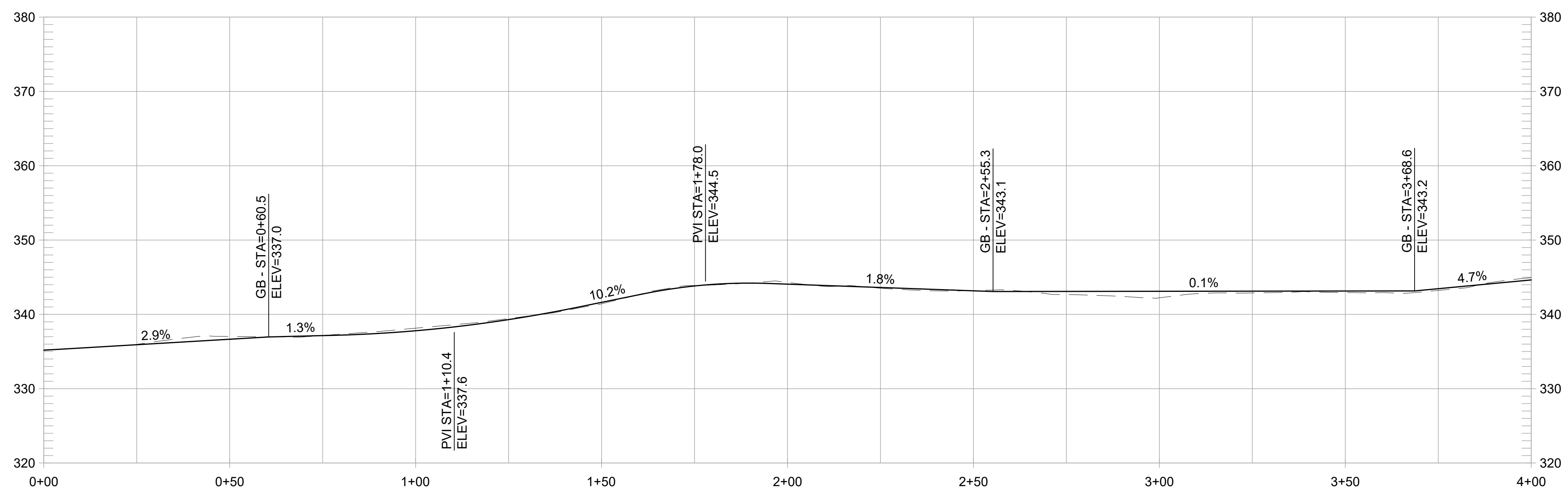
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MATCH LINE STA 4+00, NEXT SHEET

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
- 4 CONSTRUCT 6-FT WIDE EARTHEN TRAIL
- 5 INSTALL 12-INCH HDPE PIPE UNDER TRAIL. EMBED 1" BELOW FLOWLINE AT CHANNEL SLOPE. ADJUST TRAIL GRADING TO ENSURE 18" MIN CHANNEL COVER.
- 6 PLACE SITE BOULDER, FOLLOW APPROVED MOCK-UP
- 7 PRESERVE AND PROTECT TREE, TYP.
- 8 INSTALL INFORMATION PANEL, EBRPD STD PLAN 305
- 9 INSTALL WAYSIDE PANEL, EBRPD STD PLAN ###
- 10 INSTALL TRAIL MARKER, EBRPD STD PLAN ###
- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

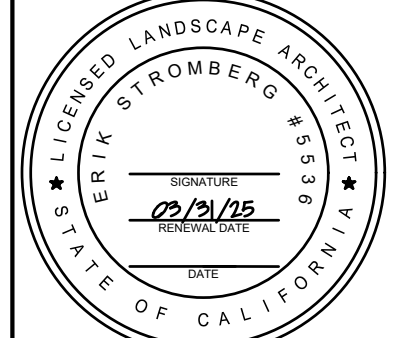


**EAST CONNECTOR TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

REVISIONS		
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
ECT - PLAN & PROFILE  
(0+00 TO 4+00)  
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(NOT FOR CONSTRUCTION)

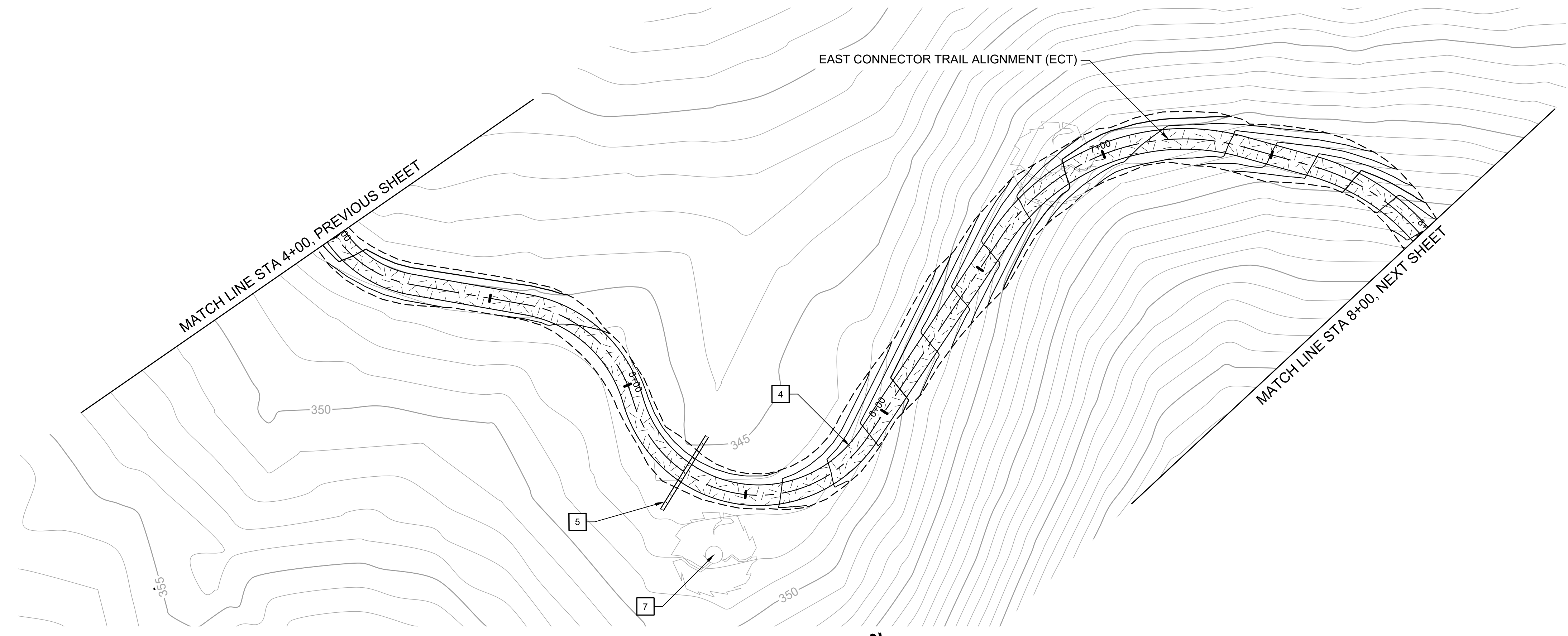
  
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DESIGN BY ES  
DRAWN BY MT,ES  
CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

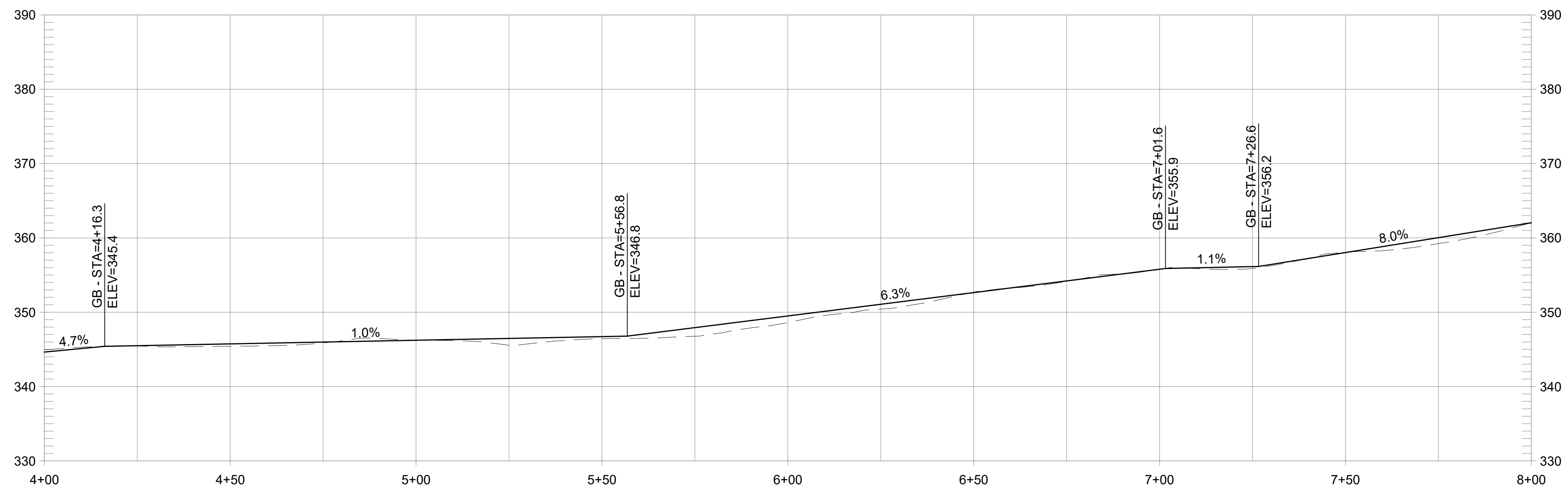


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**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
- 4 CONSTRUCT 6-FT WIDE EARTHEN TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210



**EAST CONNECTOR TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

REVISIONS		
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
ECT - PLAN & PROFILE  
(4+00 TO 8+00)

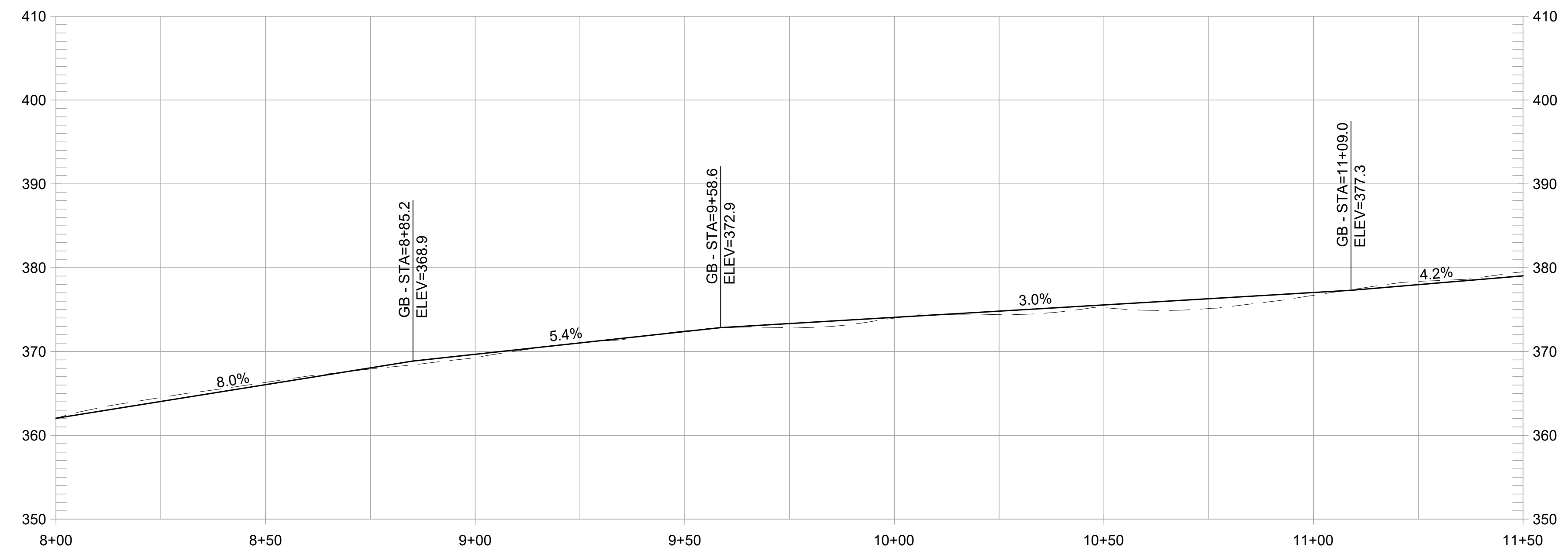
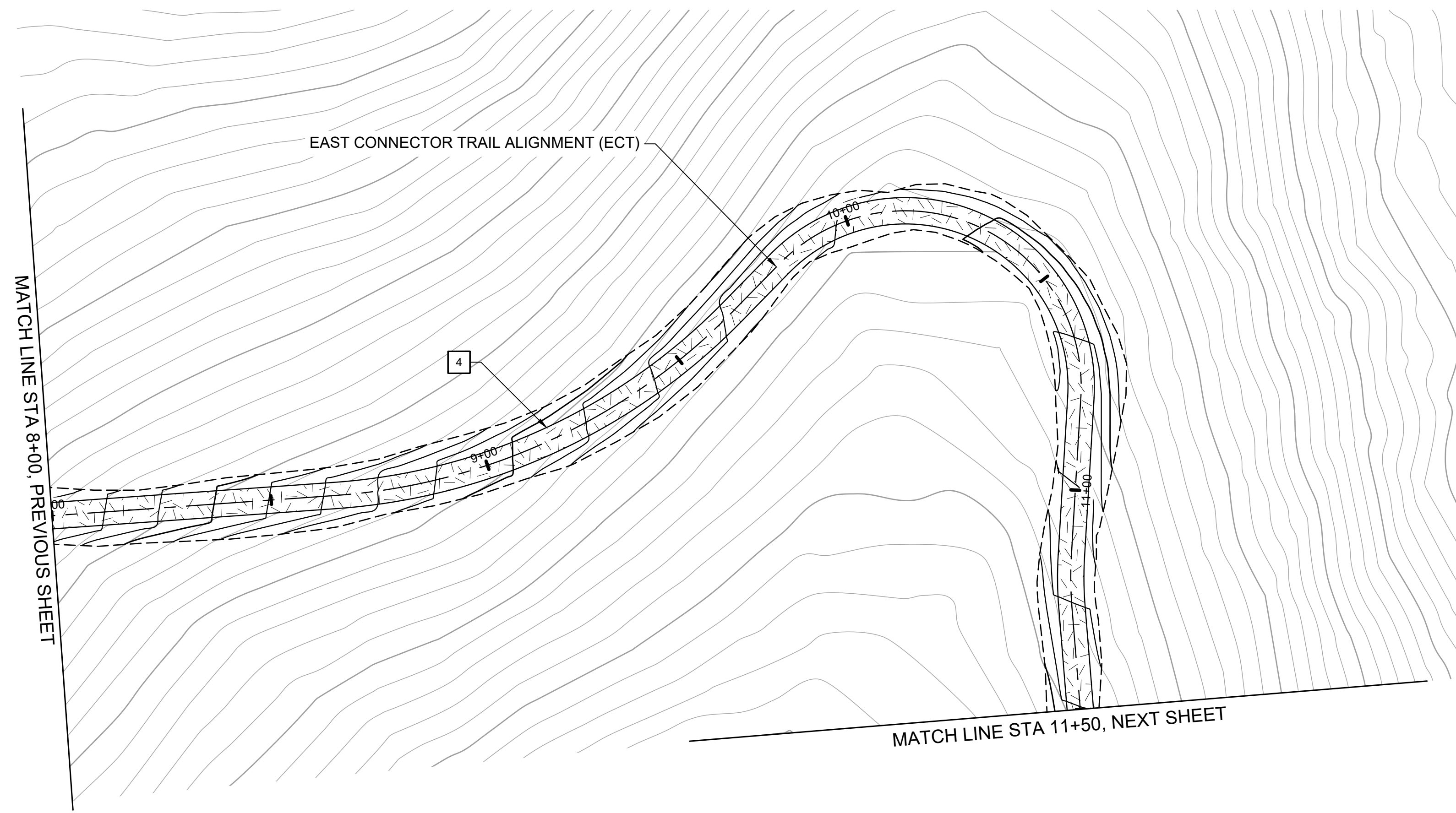
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**EAST CONNECTOR TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS	
NO	DATE

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN

ECT - PLAN & PROFILE  
(8+00 TO 11+50)

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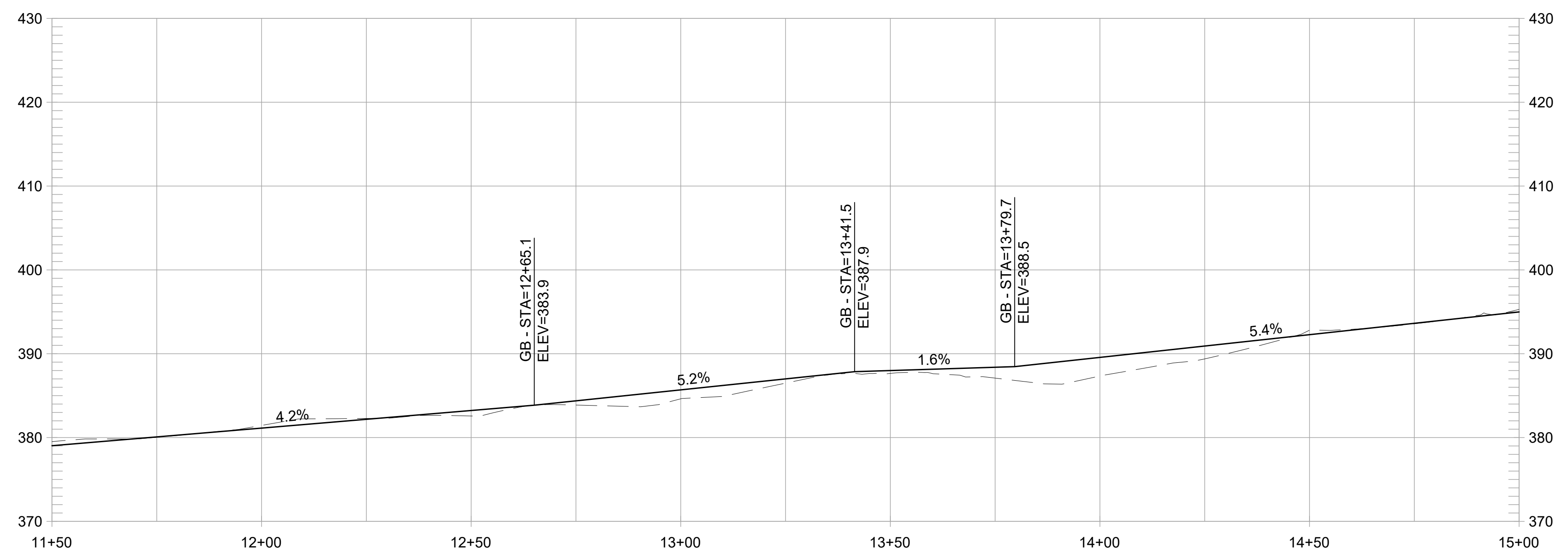
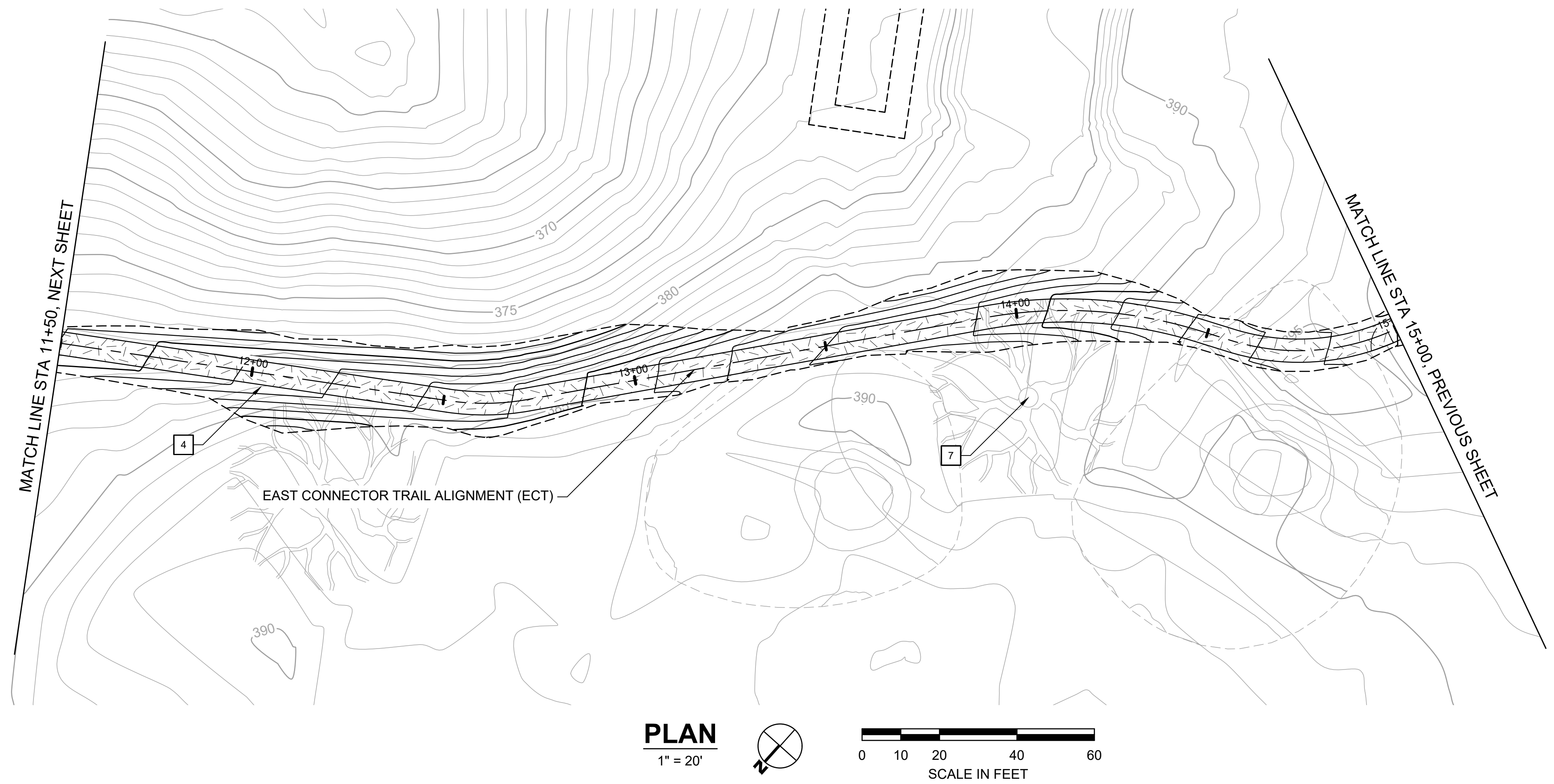
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**L-4.2**  
OF 129

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**EAST CONNECTOR TRAIL PROFILE**  
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**CONSTRUCTION NOTES:**

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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS	
NO	DATE

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN

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(11+50 TO 15+00)

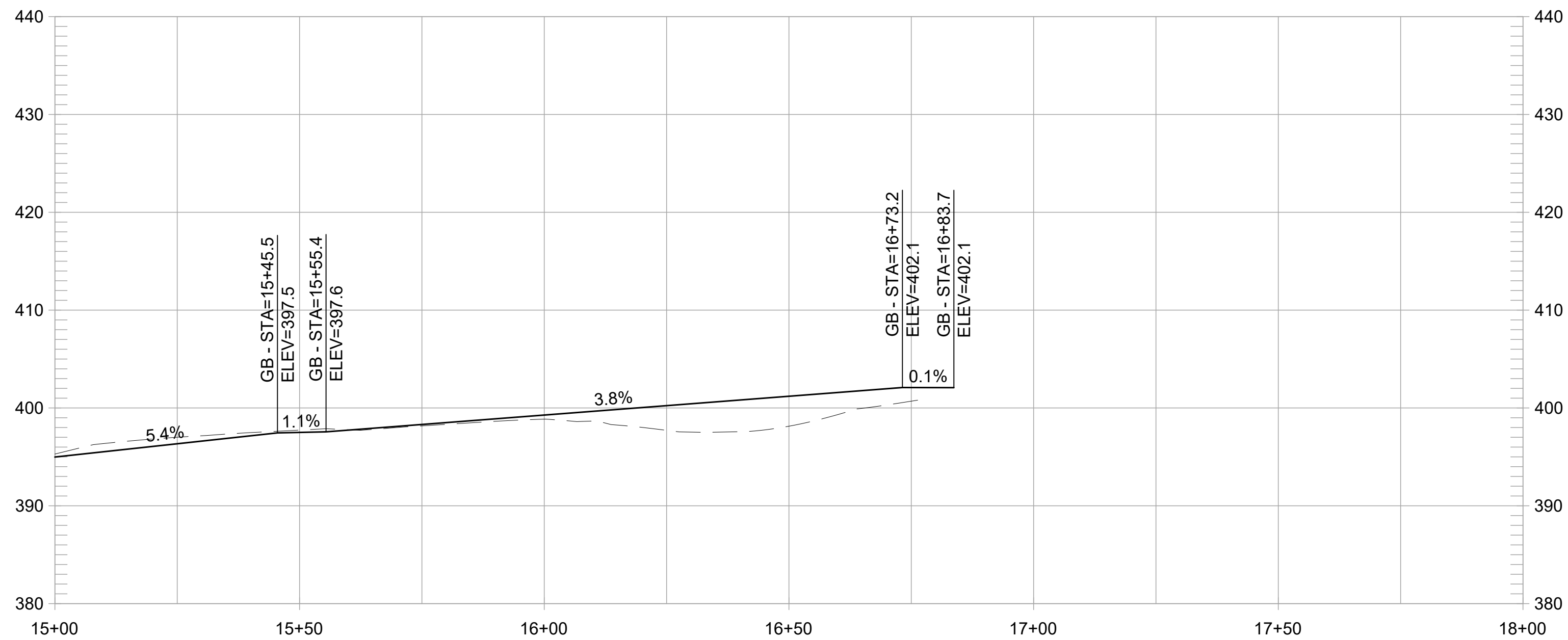
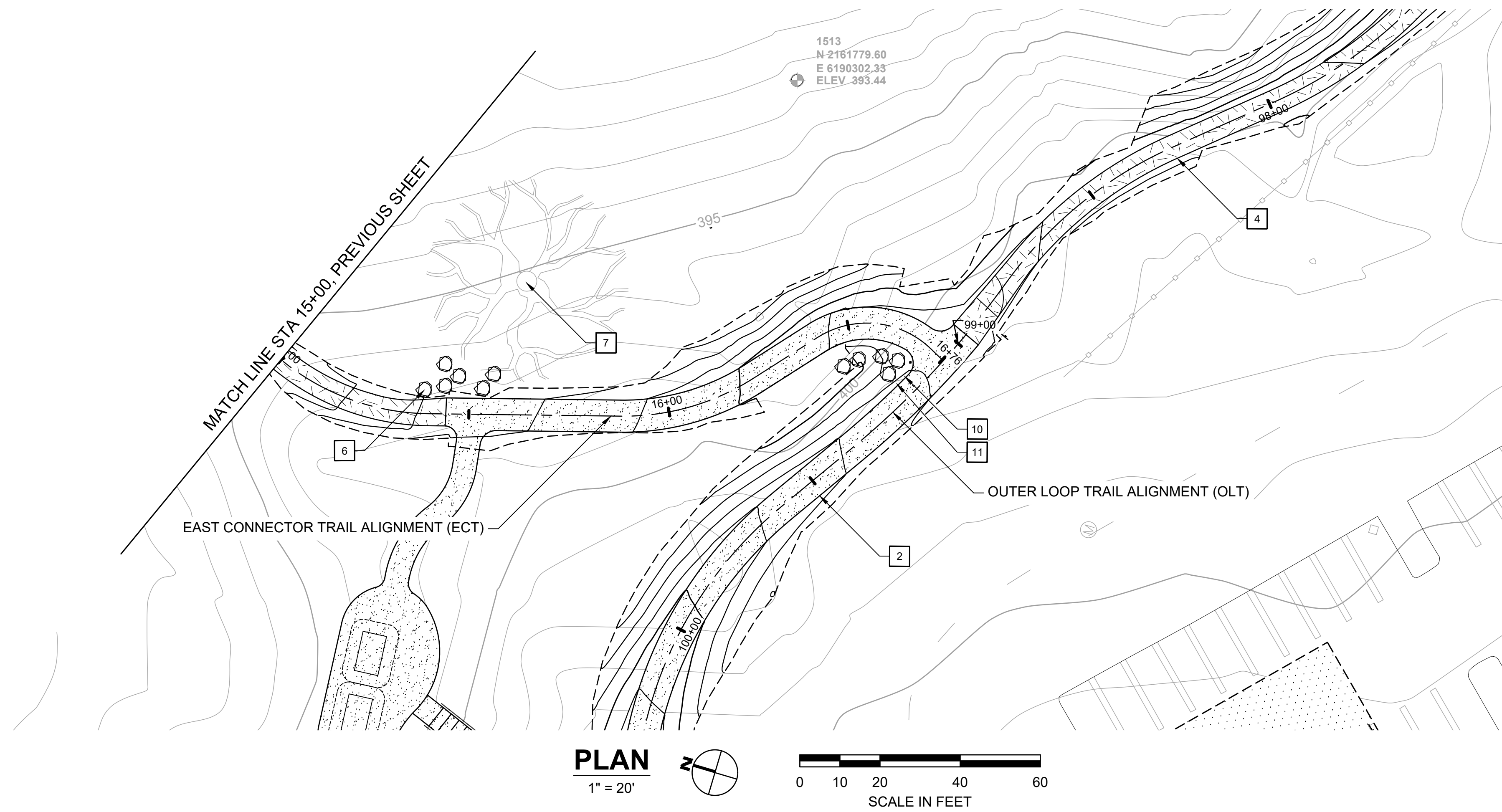
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**EAST CONNECTOR TRAIL PROFILE**

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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

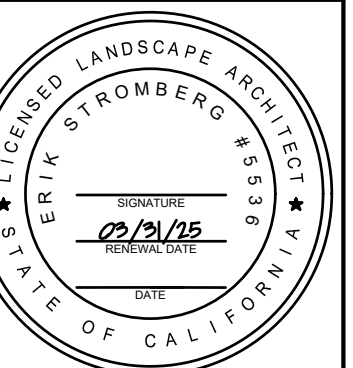
REVISIONS		APPR
NO	DATE	DESCRIPTION

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(15+00 TO END)

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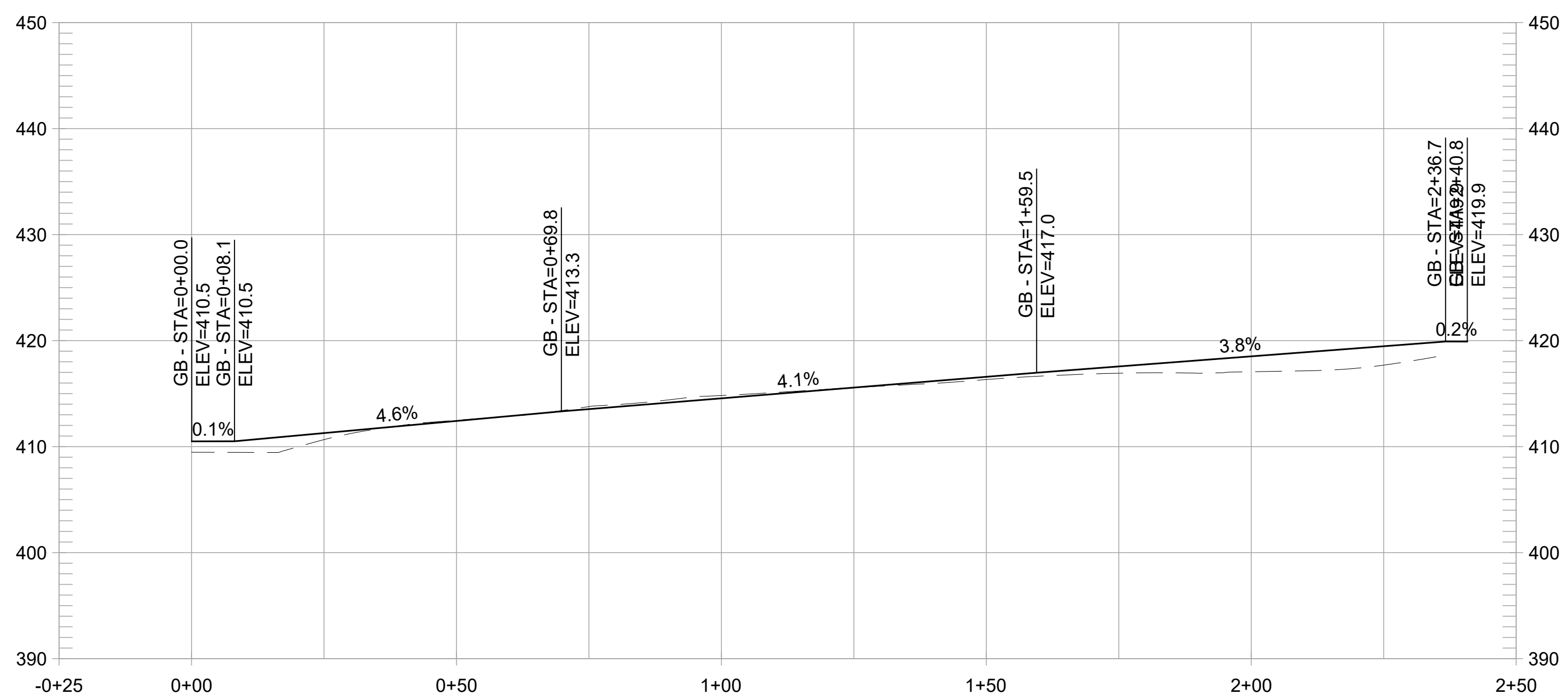
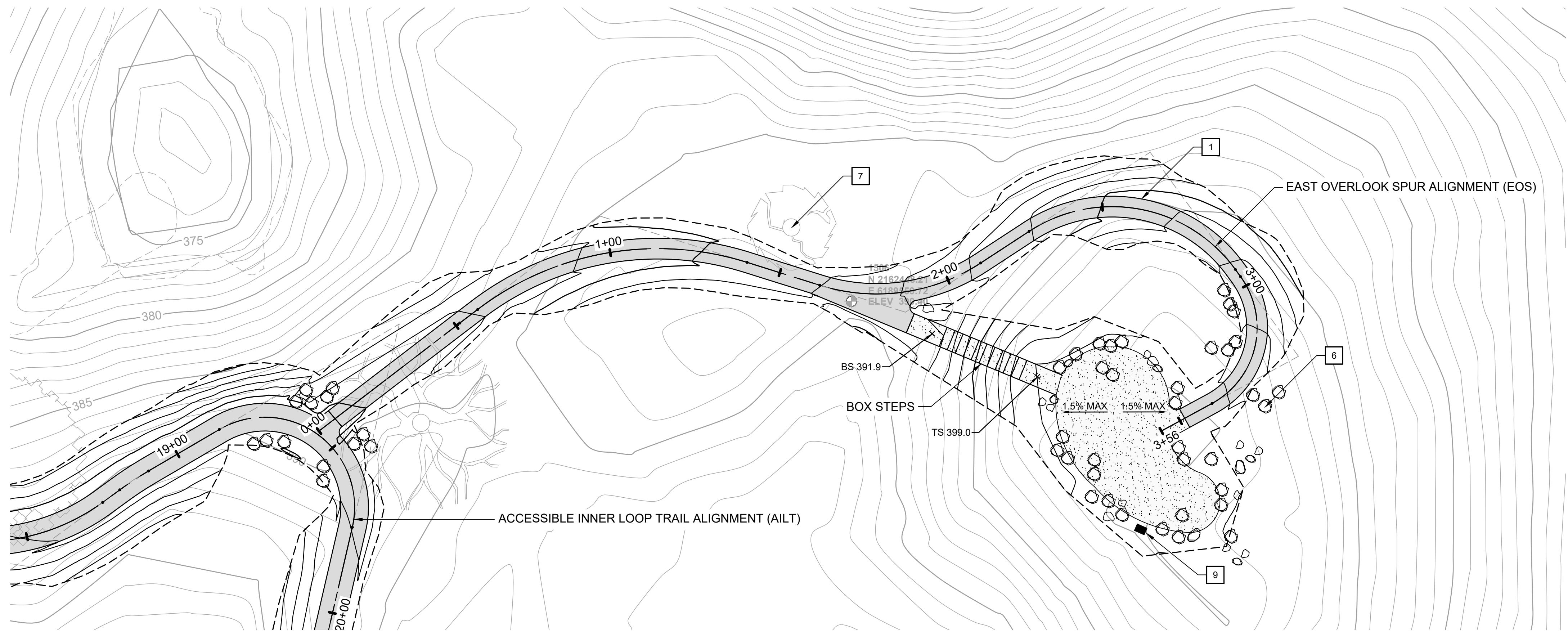
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**L-4.4**

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**PAVILION SHORTCUT TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

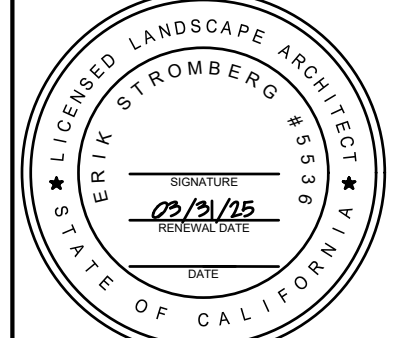
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- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS	
NO	DATE

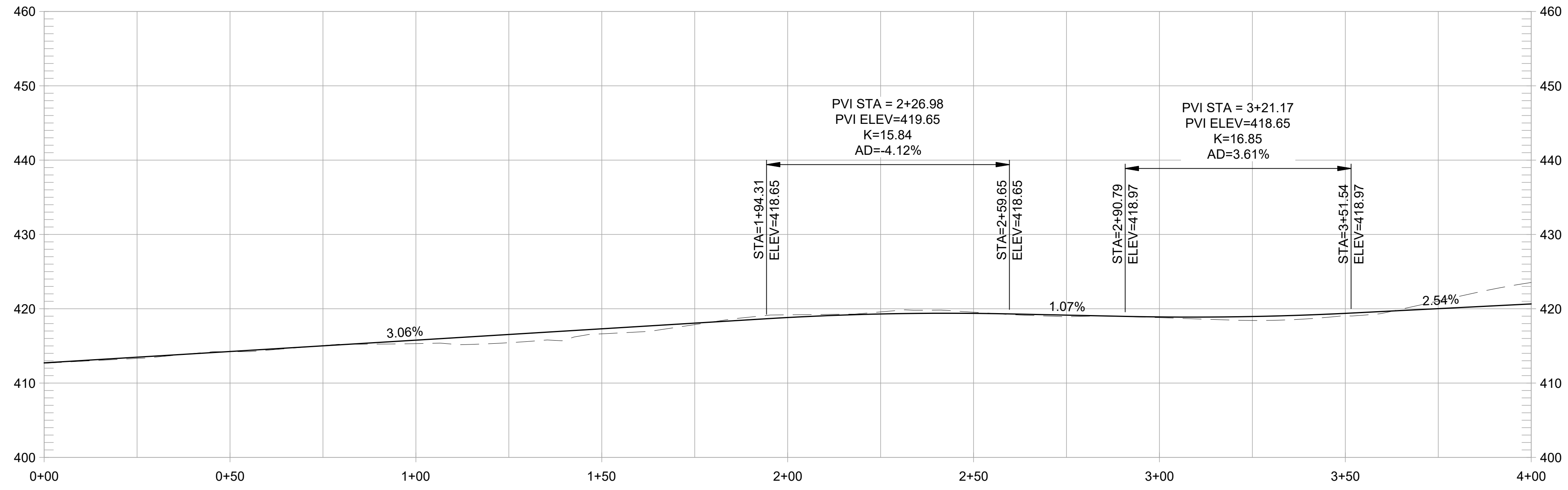
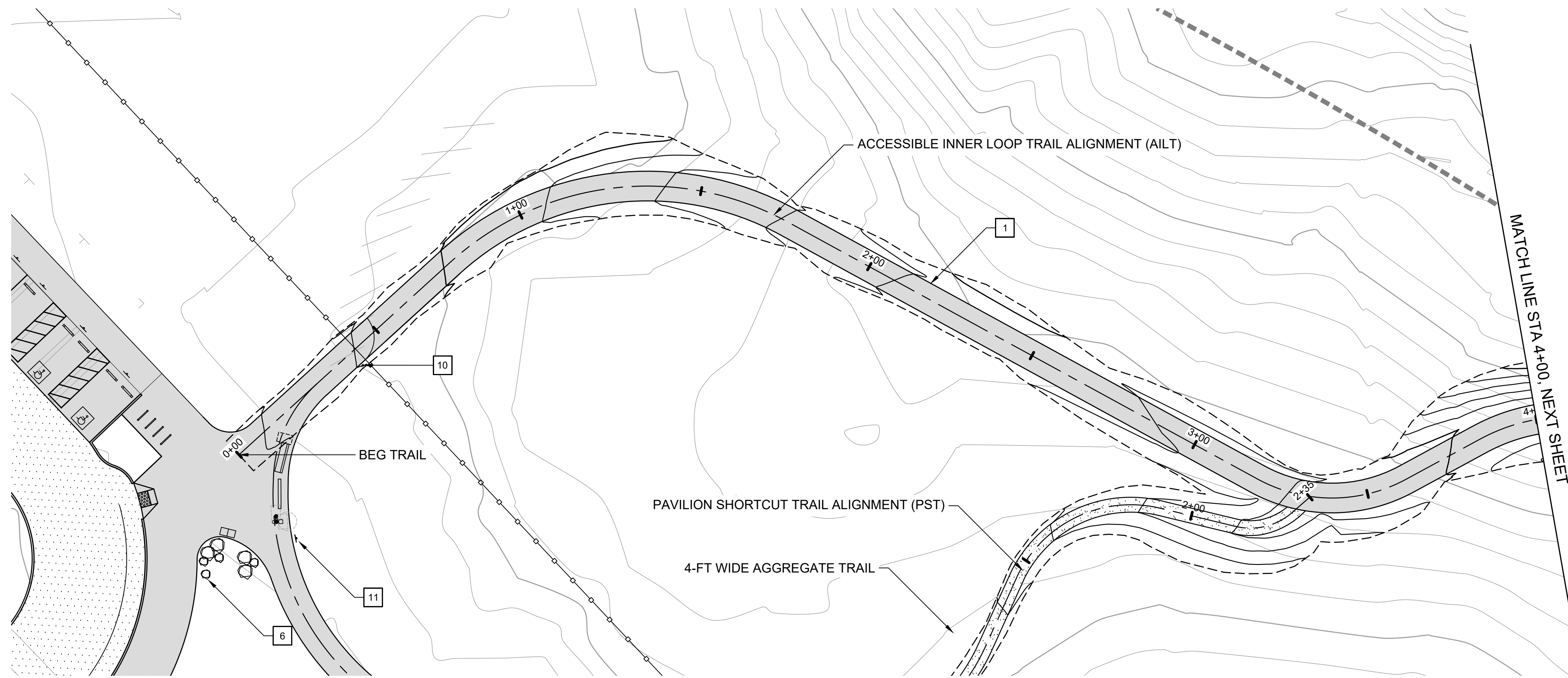
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 (0+00 TO END)  
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**ACCESSIBLE INNER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

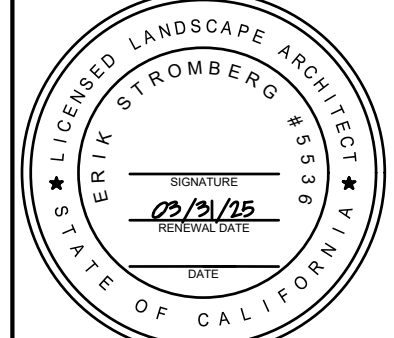
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REVISIONS	
NO	DATE

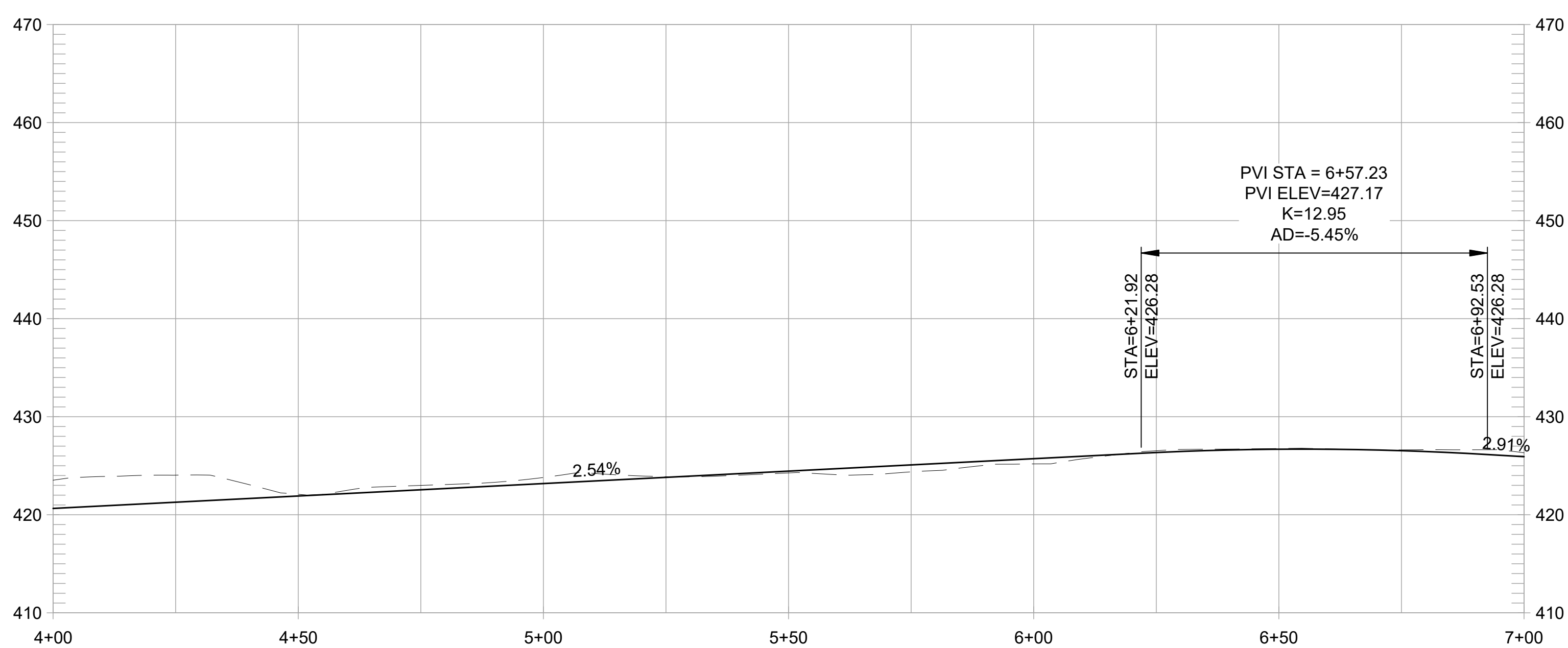
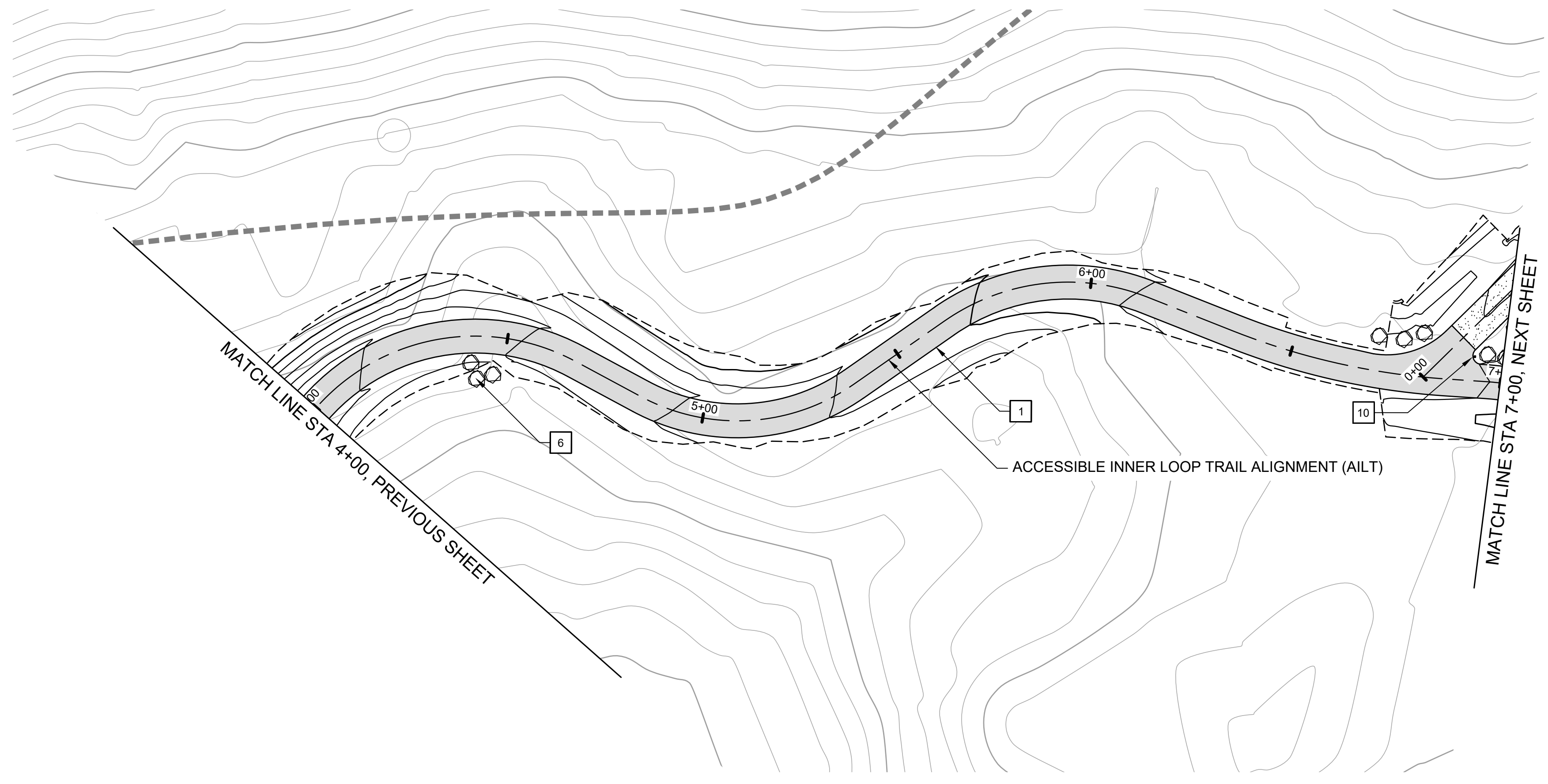
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**ACCESSIBLE INNER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

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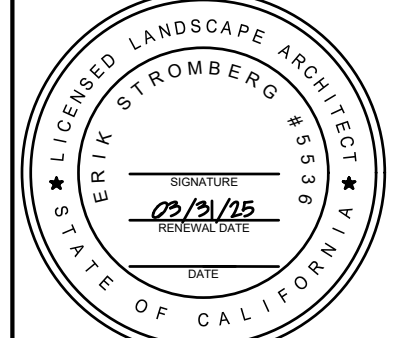
REVISIONS	
NO	DATE

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN

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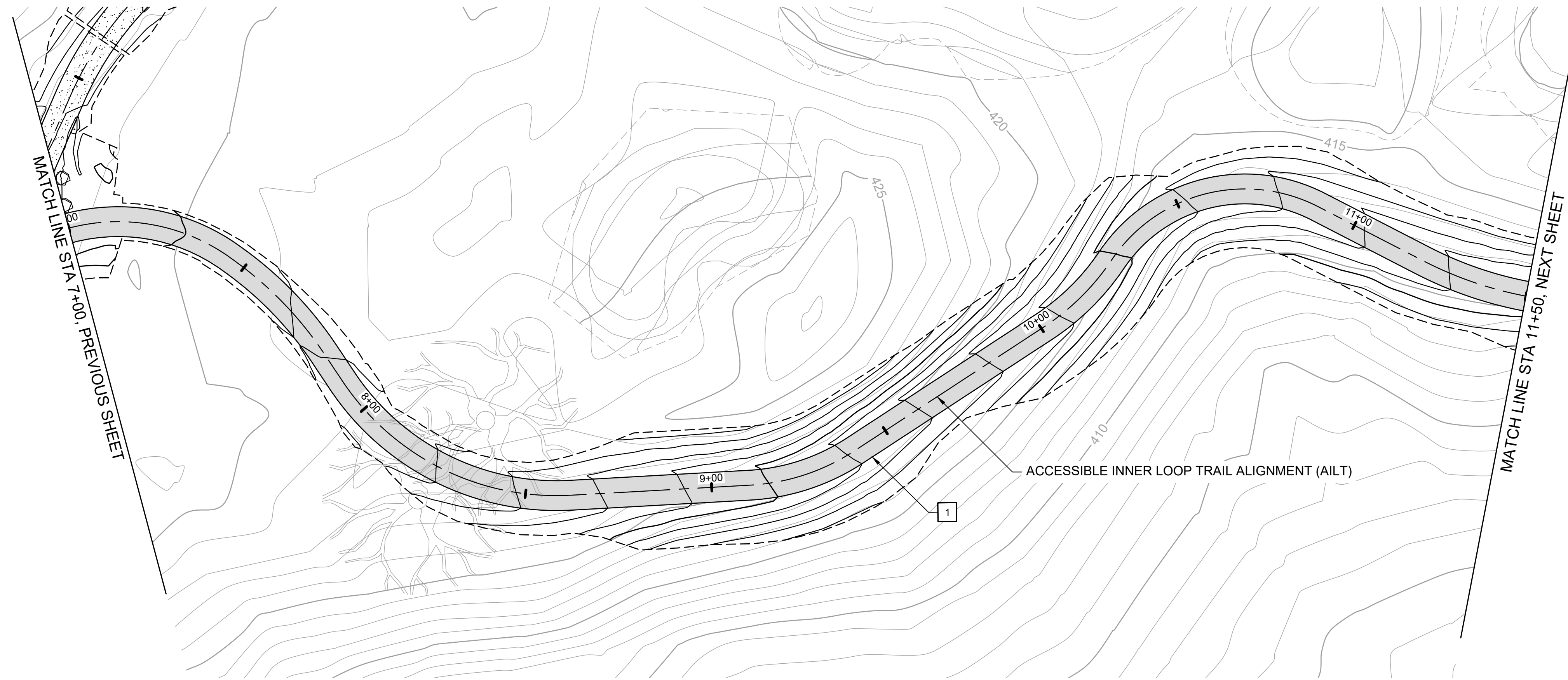
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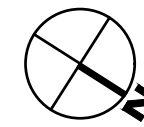


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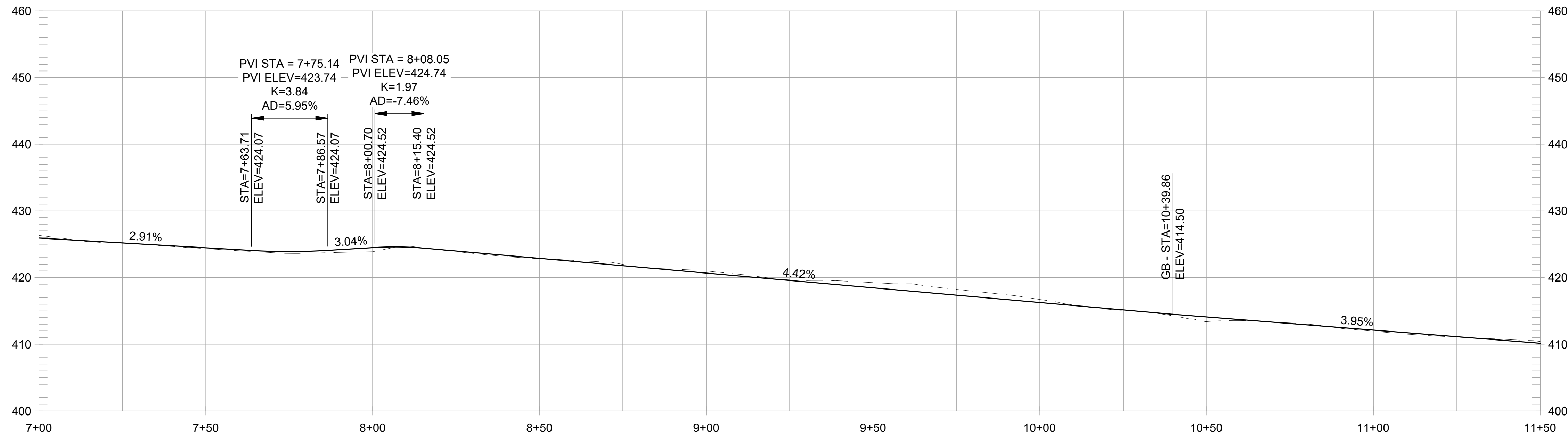


PLAN  
1" = 20'



**CONSTRUCTION NOTES:**

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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210



**ACCESSIBLE INNER LOOP TRAIL PROFILE**

1" = 20' HORIZ, 1" = 10' VERT

REVISIONS	
NO.	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION) | AILT - PLAN & PROFILE (7+00 TO 11+50)

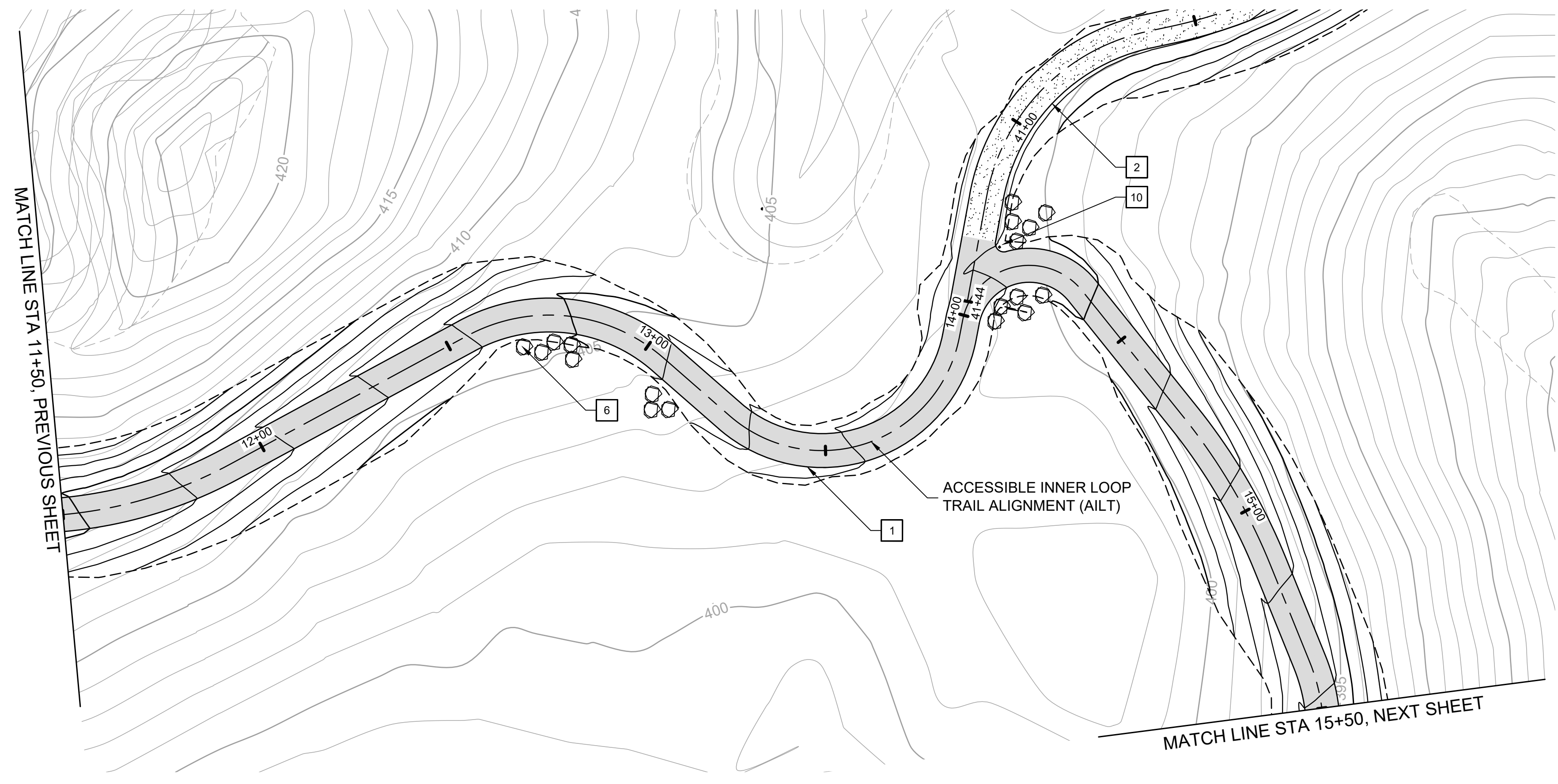
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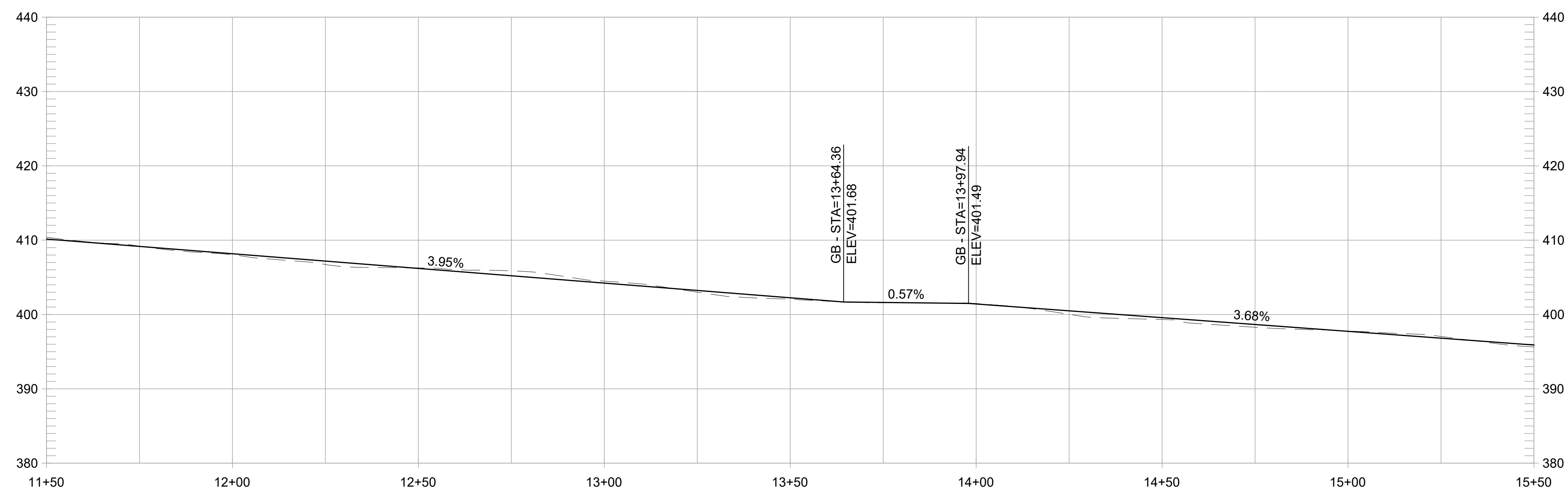
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 CHECKED BY ES  
 SCALE 1" = 20'  
 DATE APRIL 19, 2024  
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**PLAN**  
1" = 20'  
SCALE IN FEET



**ACCESSIBLE INNER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

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REVISIONS		APPR
NO	DATE	DESCRIPTION

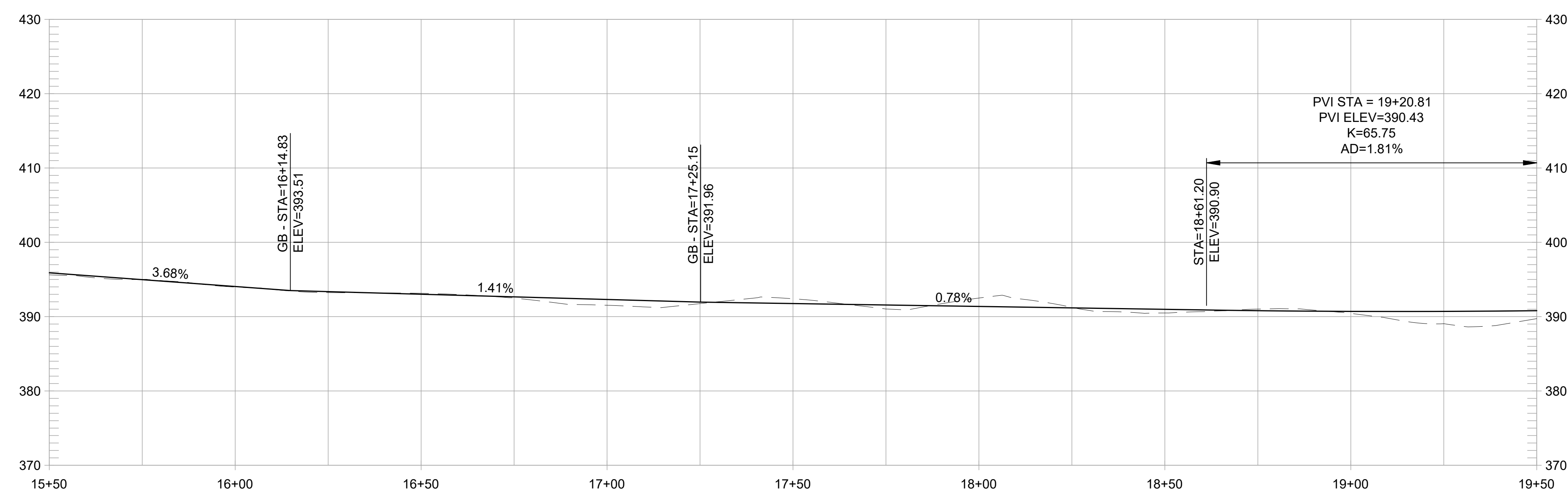
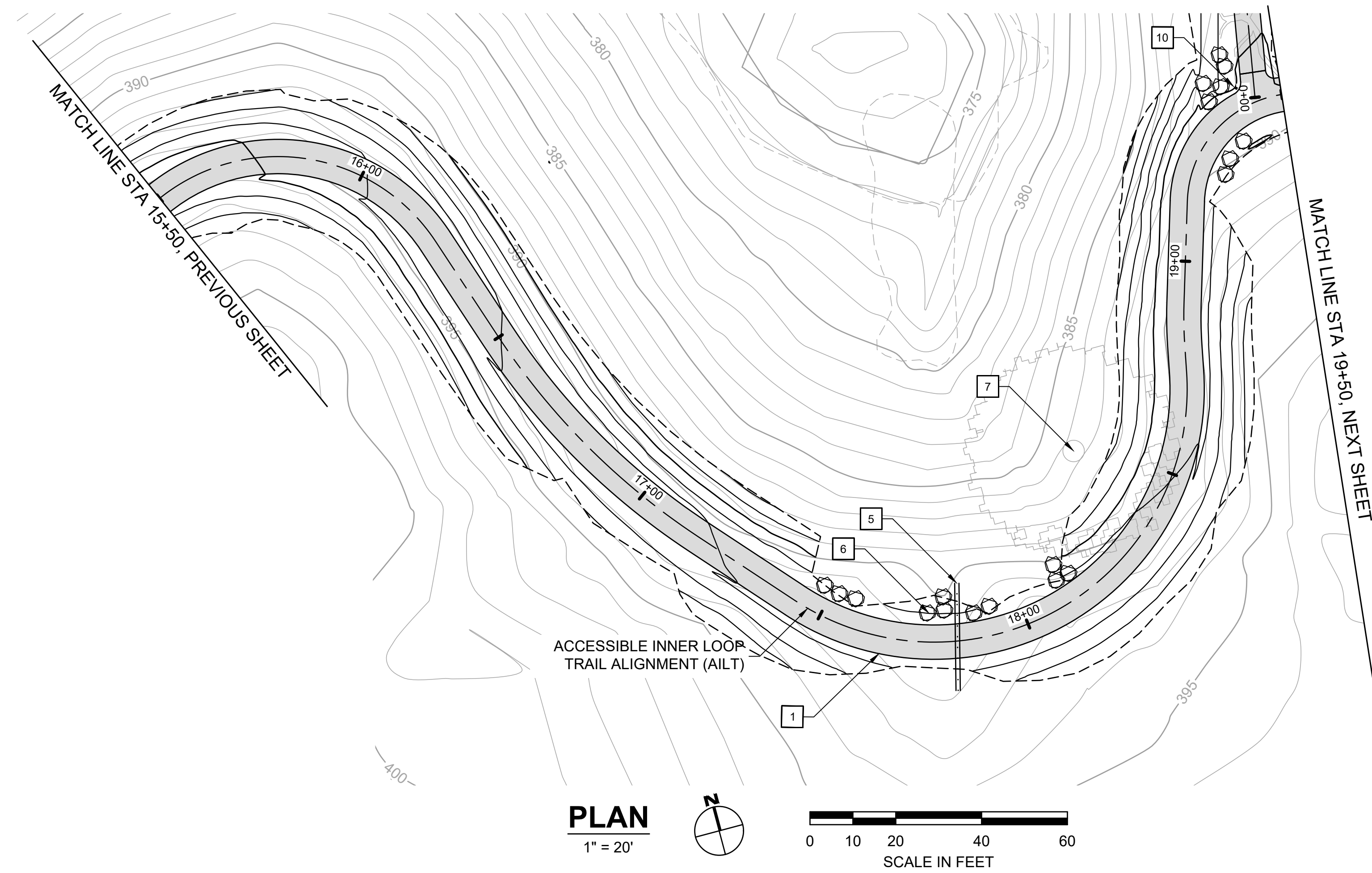
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- 7 PRESERVE AND PROTECT TREE, TYP.
- 8 INSTALL INFORMATION PANEL, EBRPD STD PLAN 305
- 9 INSTALL WAYSIDE PANEL, EBRPD STD PLAN ###
- 10 INSTALL TRAIL MARKER, EBRPD STD PLAN ###
- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

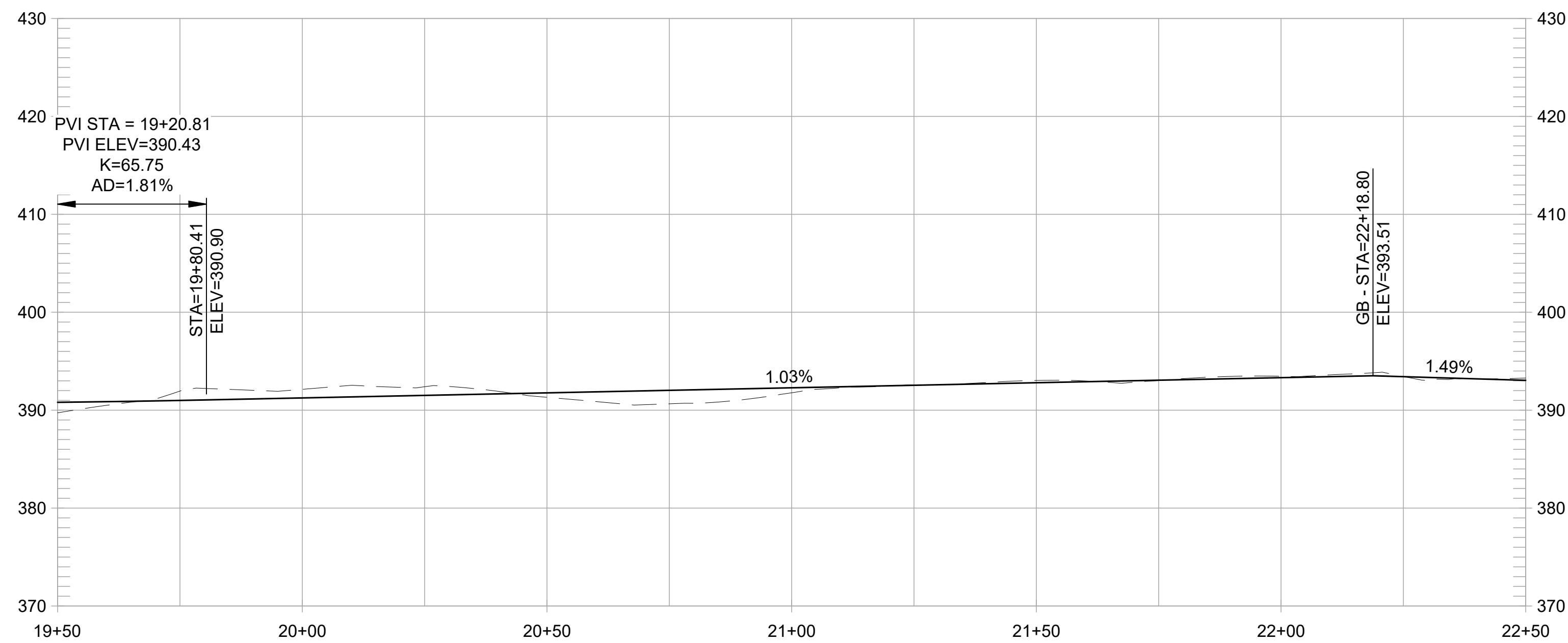
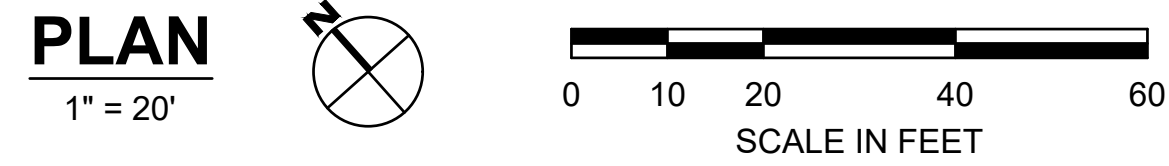
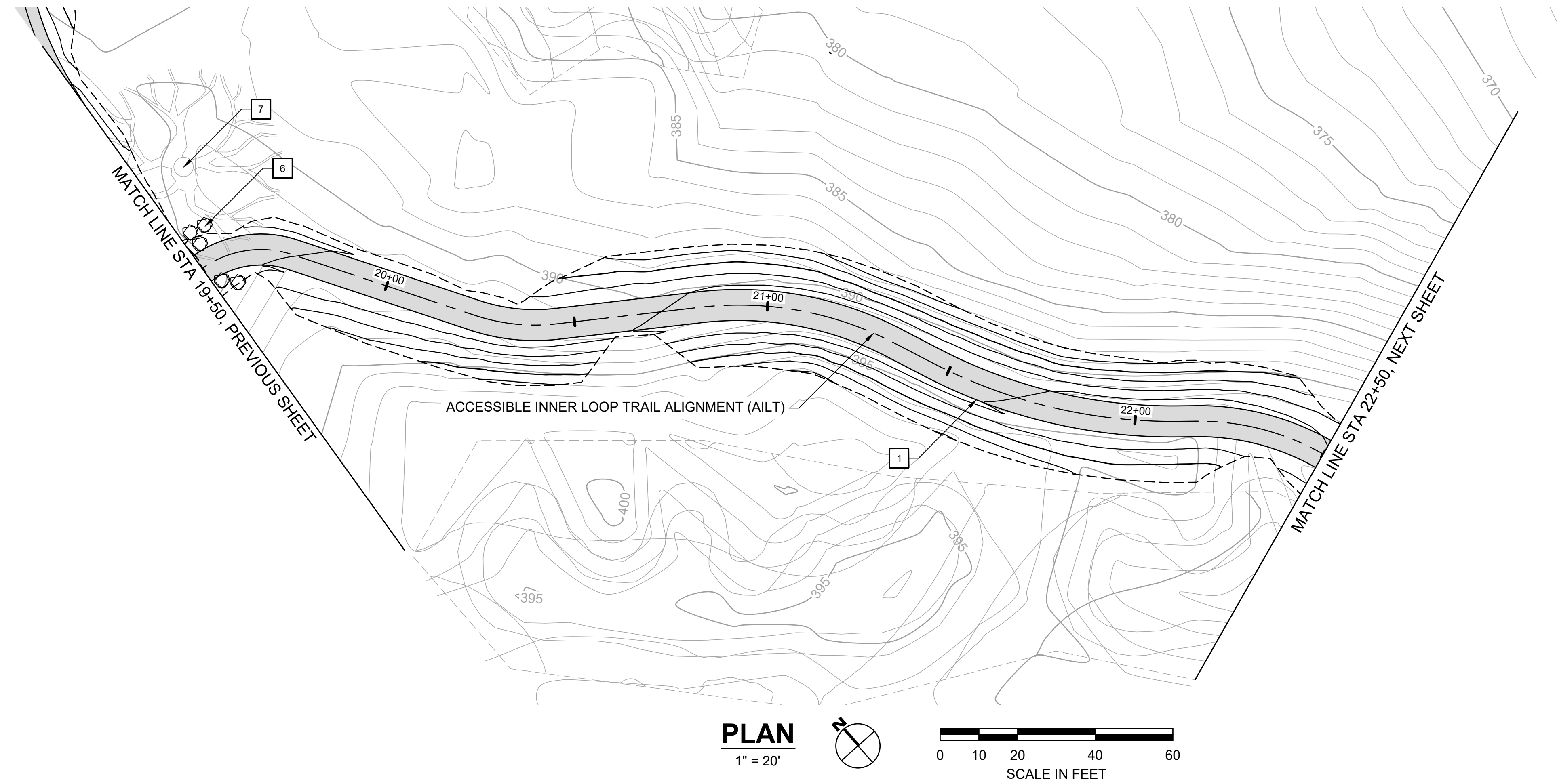
REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
AILT - PLAN & PROFILE  
(15+50 TO 19+50)



DESIGN BY ES  
DRAWN BY MT,ES  
CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

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**ACCESSIBLE INNER LOOP TRAIL PROFILE**

1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
- 4 CONSTRUCT 6-FT WIDE EARTHEN TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
AILT - PLAN & PROFILE  
(19+50 TO 22+50)  
65% REVIEW SUBMITTAL  
(NOT FOR CONSTRUCTION)



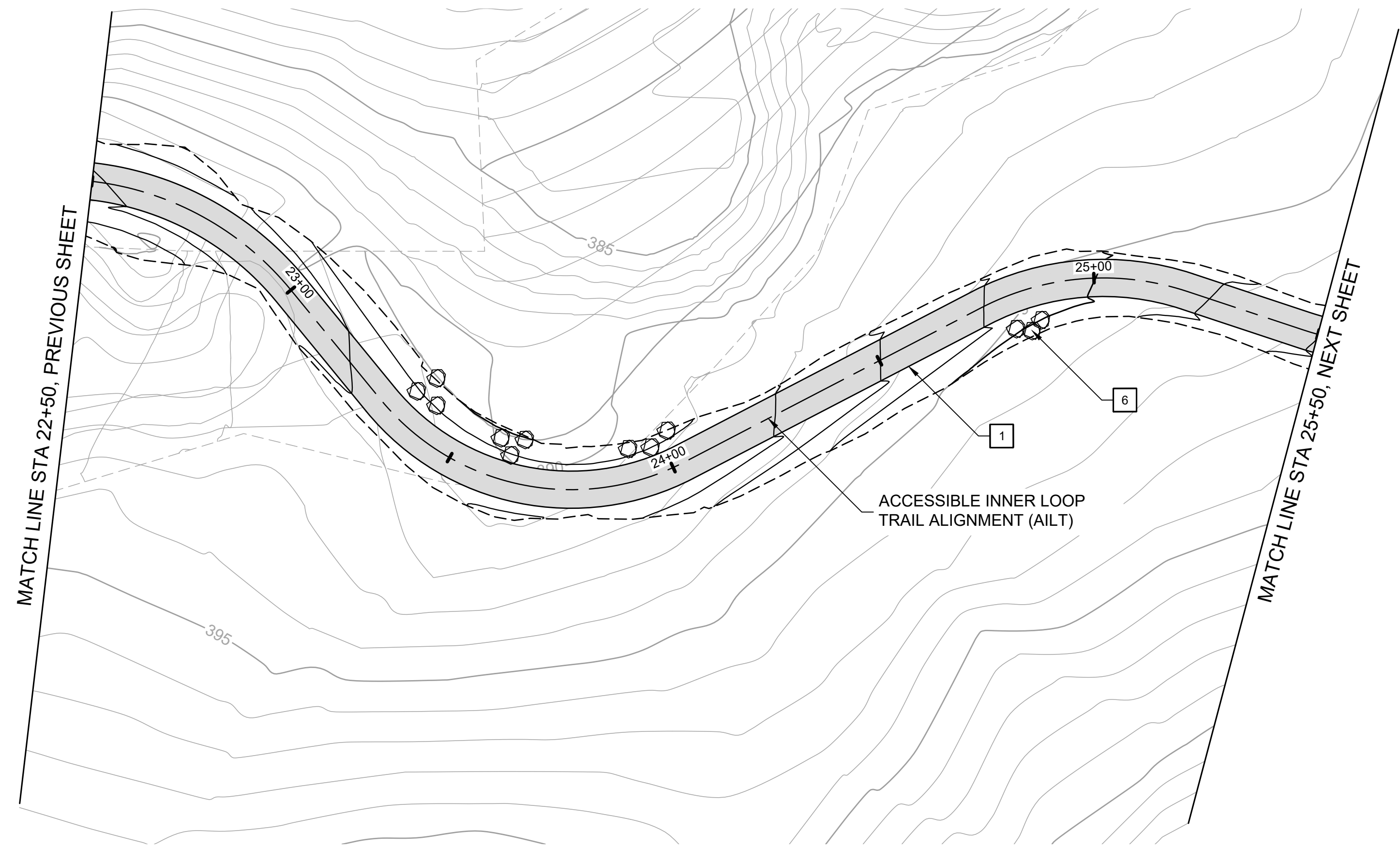
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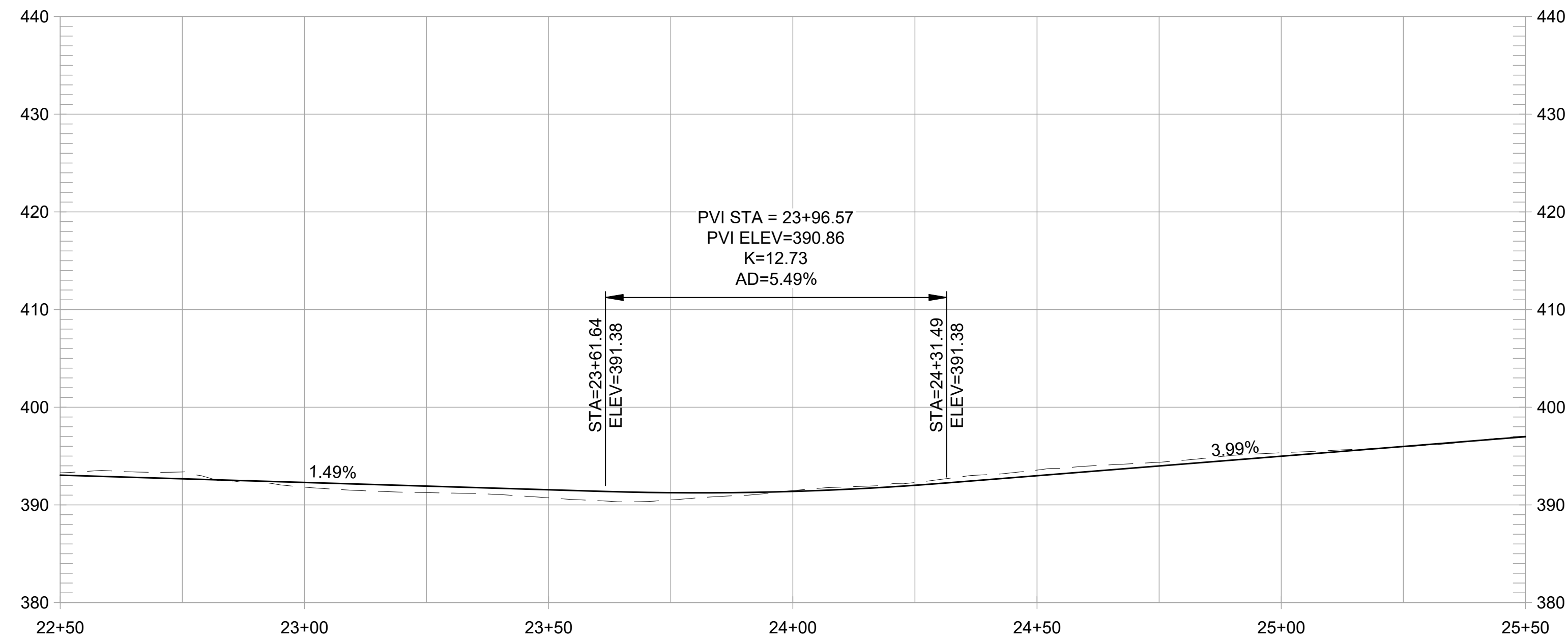
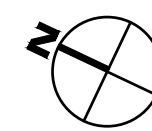
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CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

**L-4.11**

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**PLAN**  
1" = 20'



**ACCESSIBLE INNER LOOP TRAIL PROFILE**

1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN

AILT - PLAN & PROFILE  
(22+50 TO 25+50)

65% REVIEW SUBMITTAL  
(NOT FOR CONSTRUCTION)



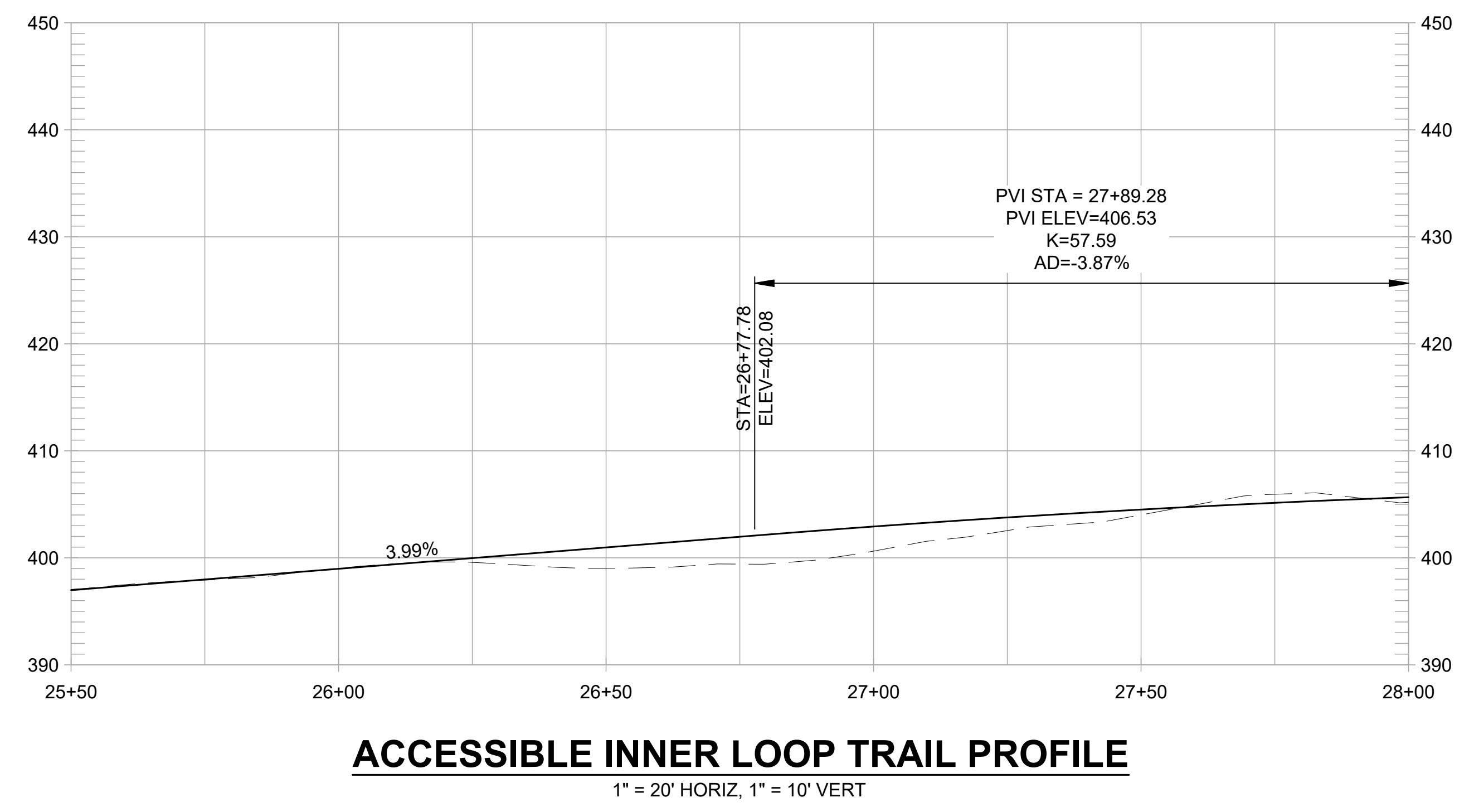
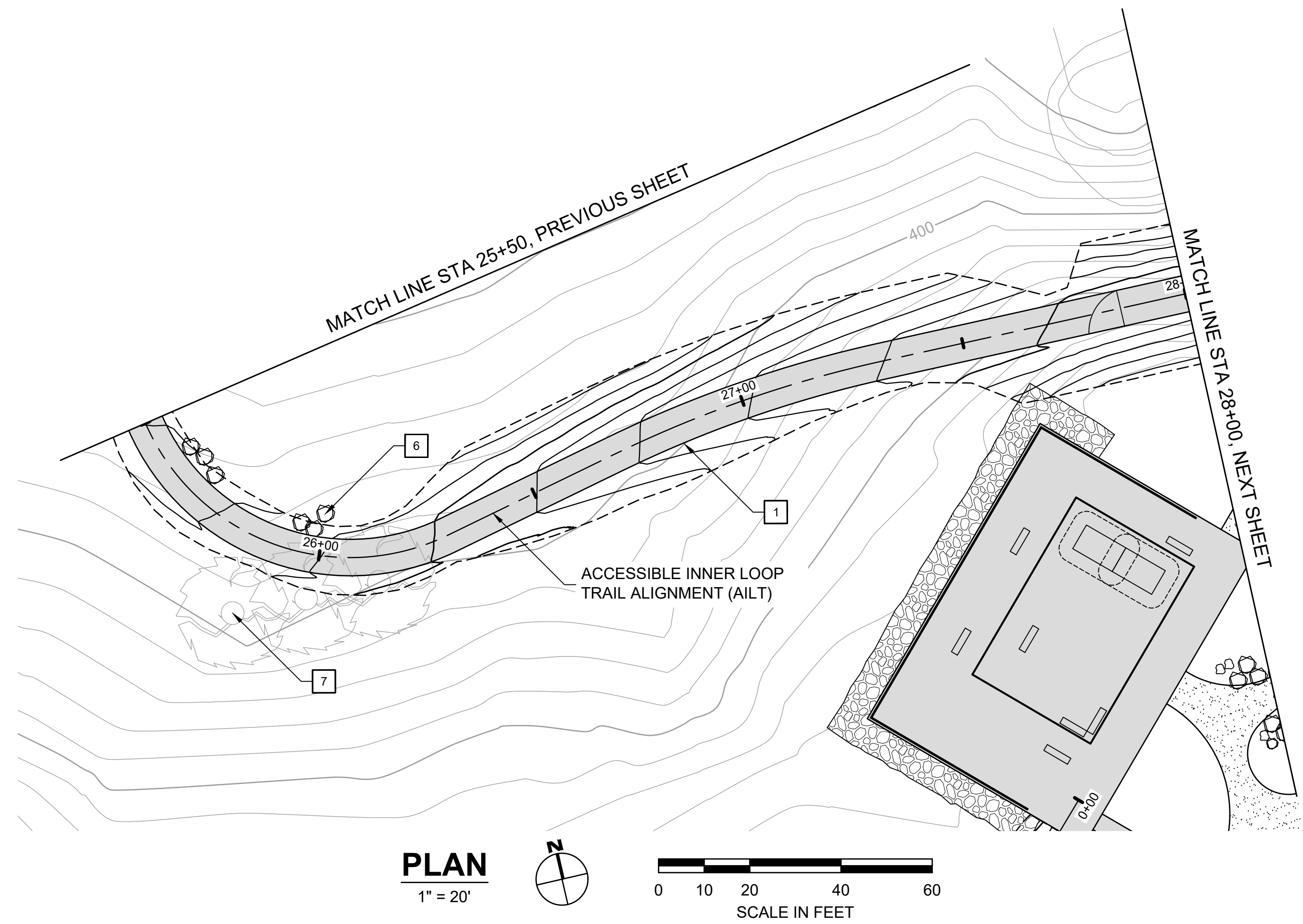
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**L-4.12**  
OF 129

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**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
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- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

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HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
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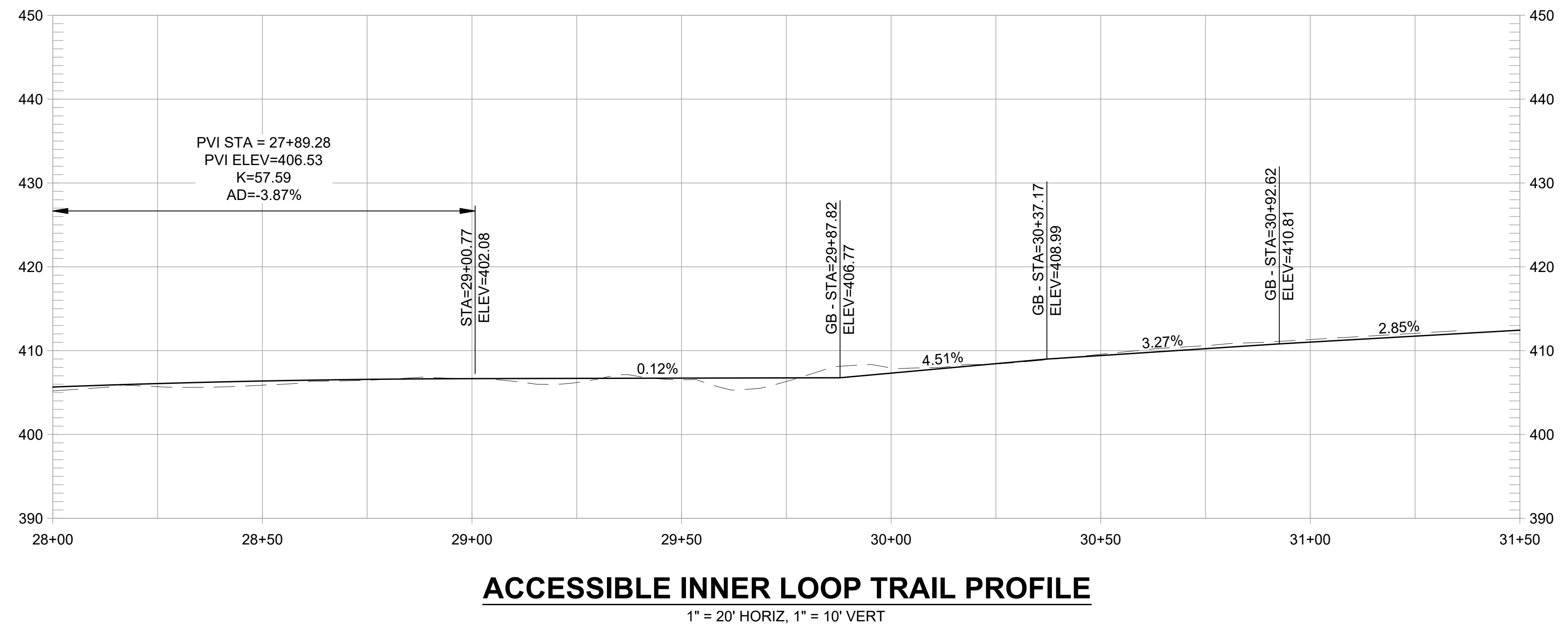
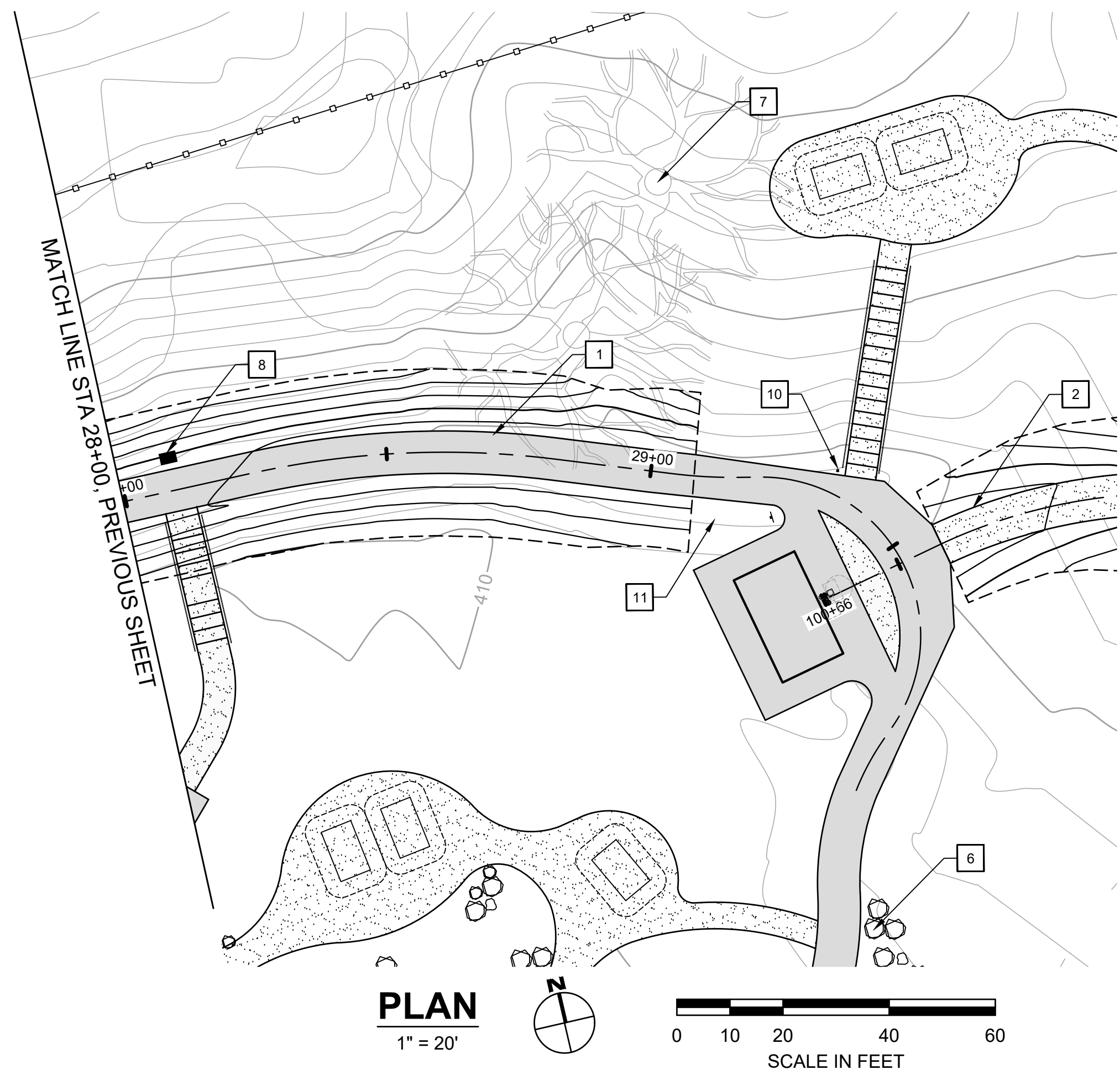


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CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

L-4.13

OF 129

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**ACCESSIBLE INNER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

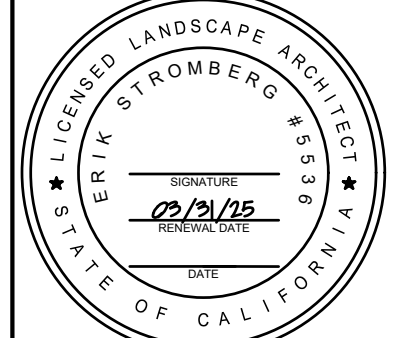
**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

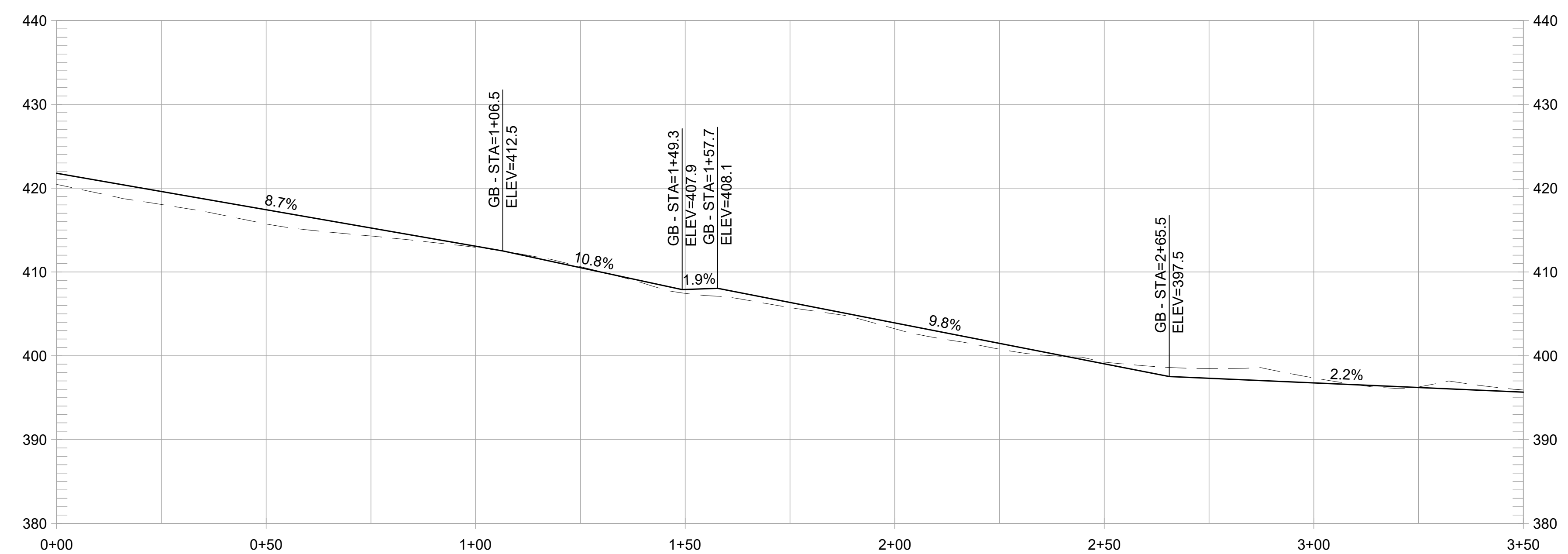
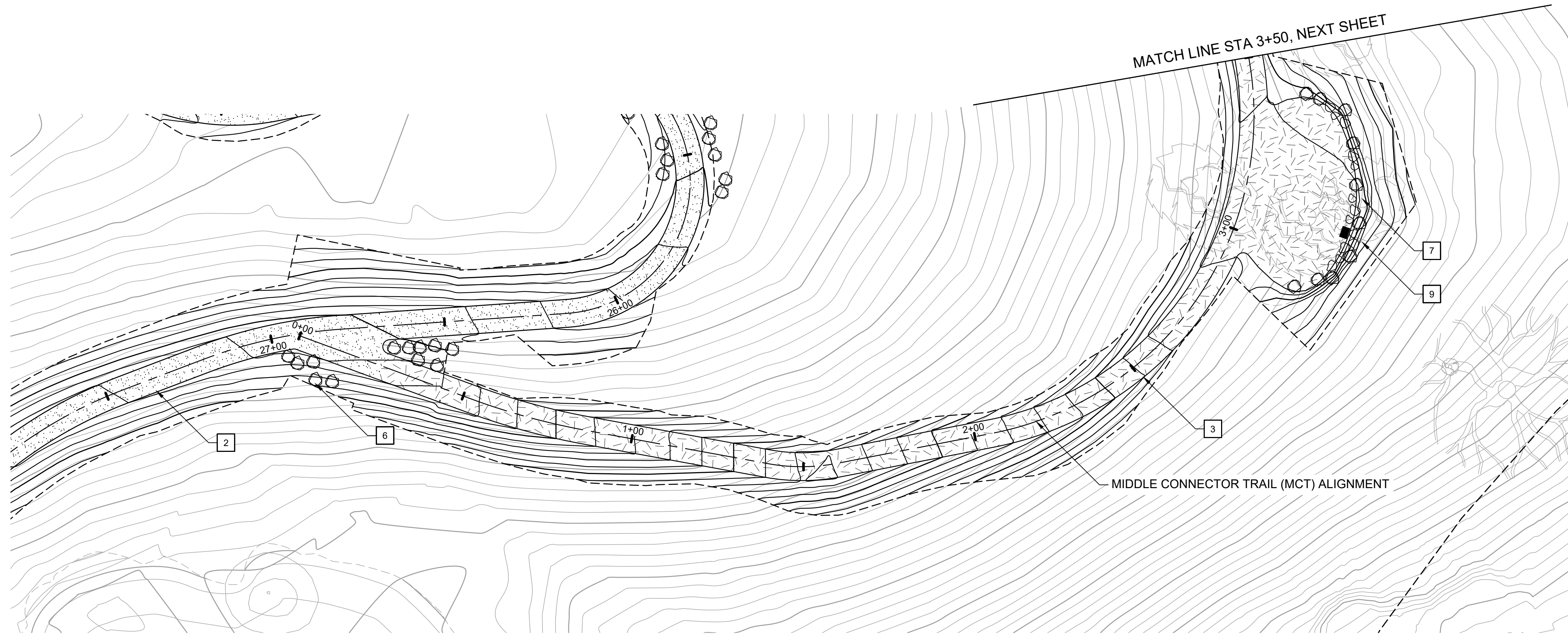
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CHECKED BY ES  
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**MIDDLE CONNECTOR TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

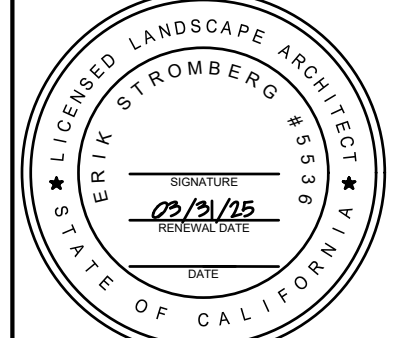
REVISIONS	
NO	DATE

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN

65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

MCT - PLAN & PROFILE  
(0+00 TO 3+50)

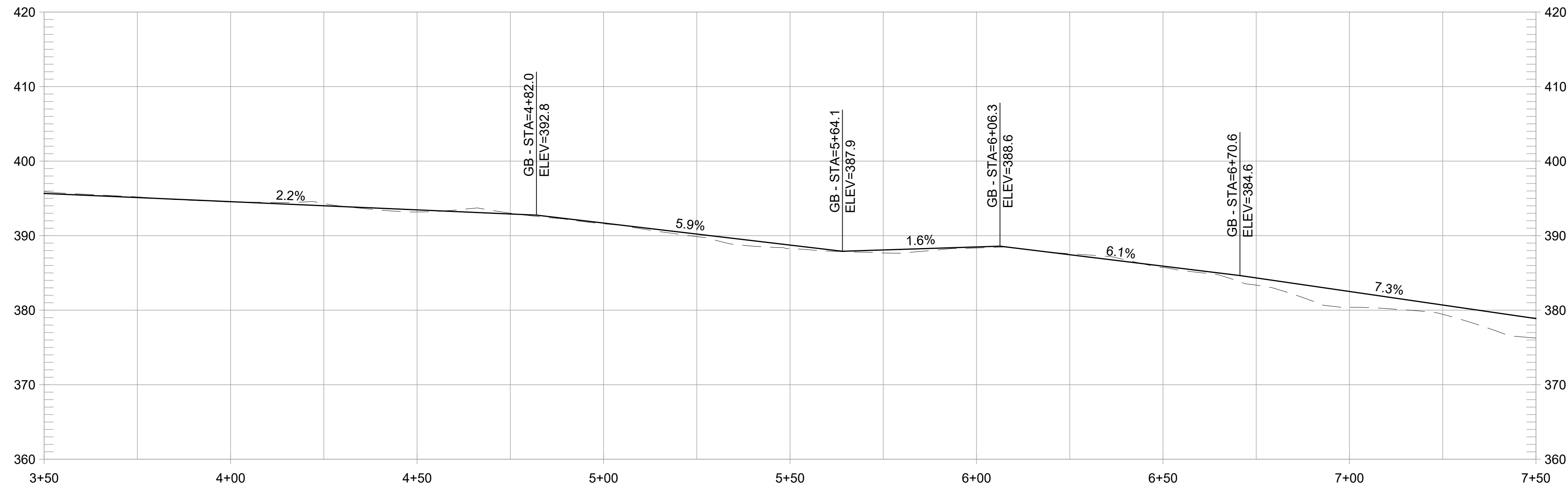
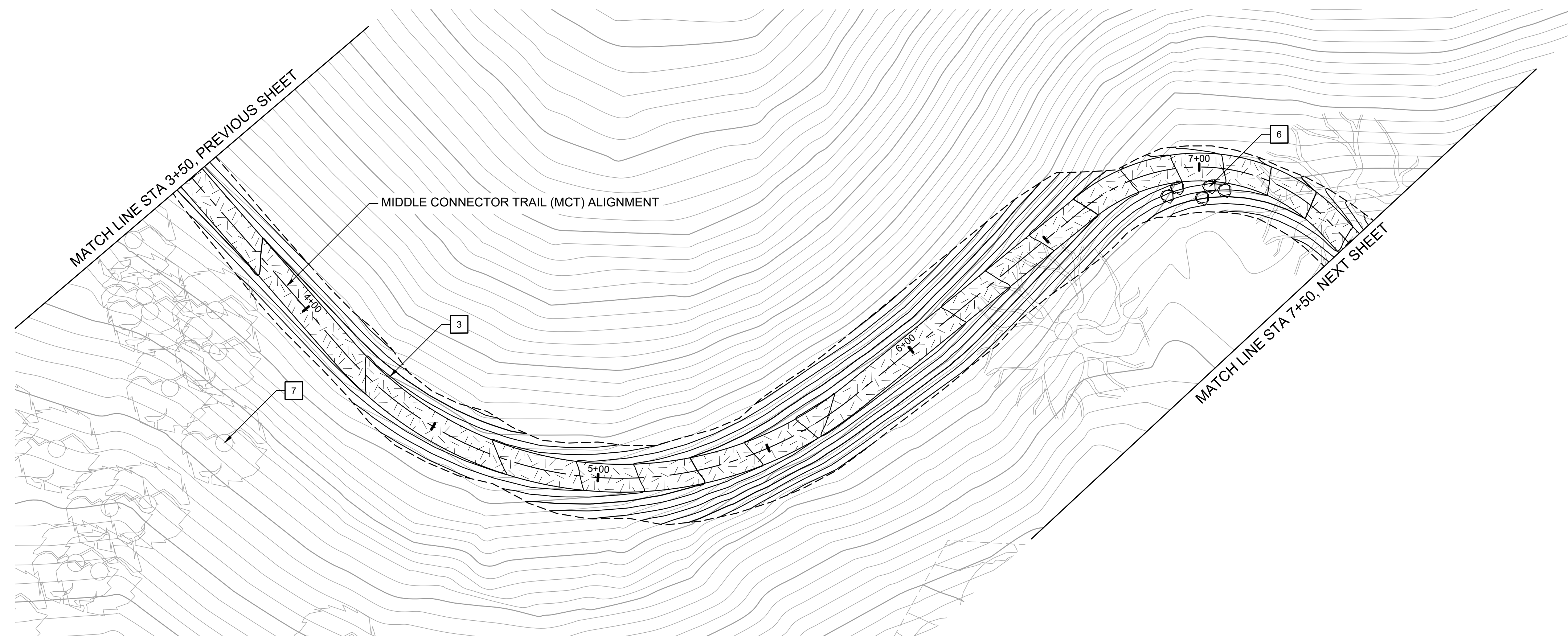
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DESIGN BY	ES
DRAWN BY	MT,ES
CHECKED BY	ES
SCALE	1" = 20'
DATE	APRIL 19, 2024
SHEET	

**L-4.15**  
OF 129

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**MIDDLE CONNECTOR TRAIL PROFILE**

1" = 20' HORIZ, 1" = 10' VERT

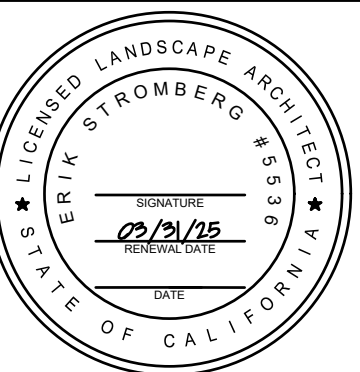
**CONSTRUCTION NOTES:**

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- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

NO	DATE	DESCRIPTION	APPR

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
MCT - PLAN & PROFILE  
(3+50 TO 7+50)  
65% REVIEW SUBMITTAL  
(NOT FOR CONSTRUCTION)

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DESIGN BY	ES
DRAWN BY	MT,ES
CHECKED BY	ES
SCALE	1" = 20'
DATE	APRIL 19, 2024
SHEET	

**L-4.16**  
OF 129

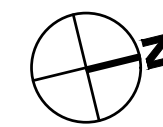


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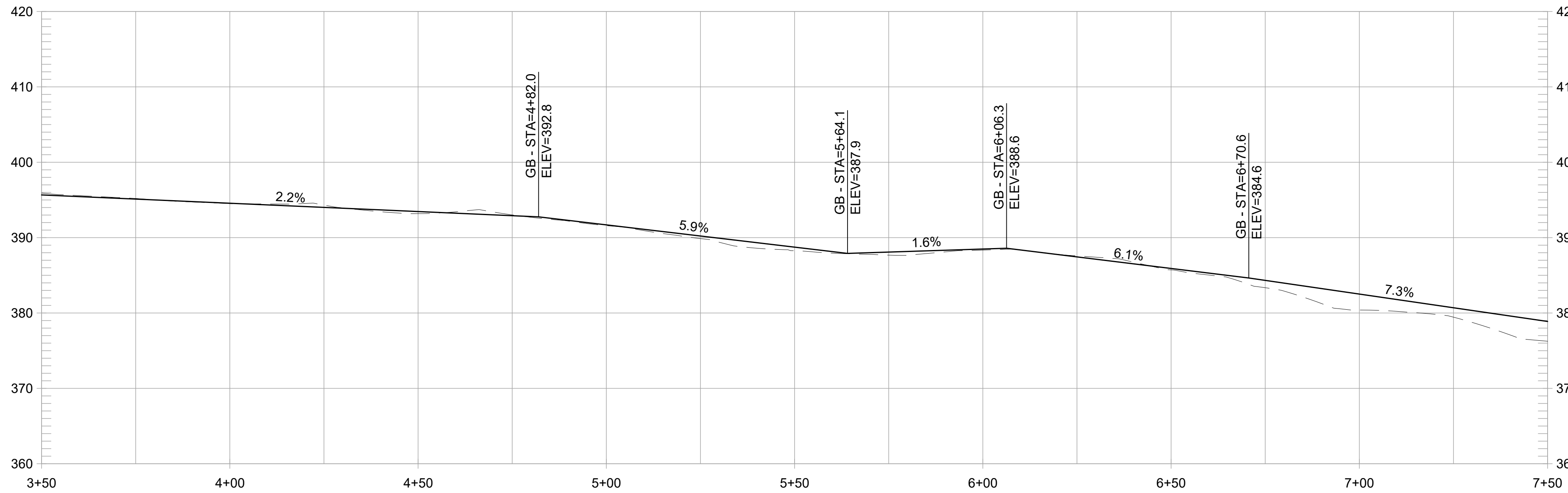


### PLAN

1" = 20'



SCALE IN FEET



### MIDDLE CONNECTOR TRAIL PROFILE

1" = 20' HORIZ, 1" = 10' VERT

### CONSTRUCTION NOTES:

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		
NO.	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
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 65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
 MCT - PLAN & PROFILE (7+50 TO END)



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 CHECKED BY ES  
 SCALE 1" = 20'  
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 SHEET

# L-4.17

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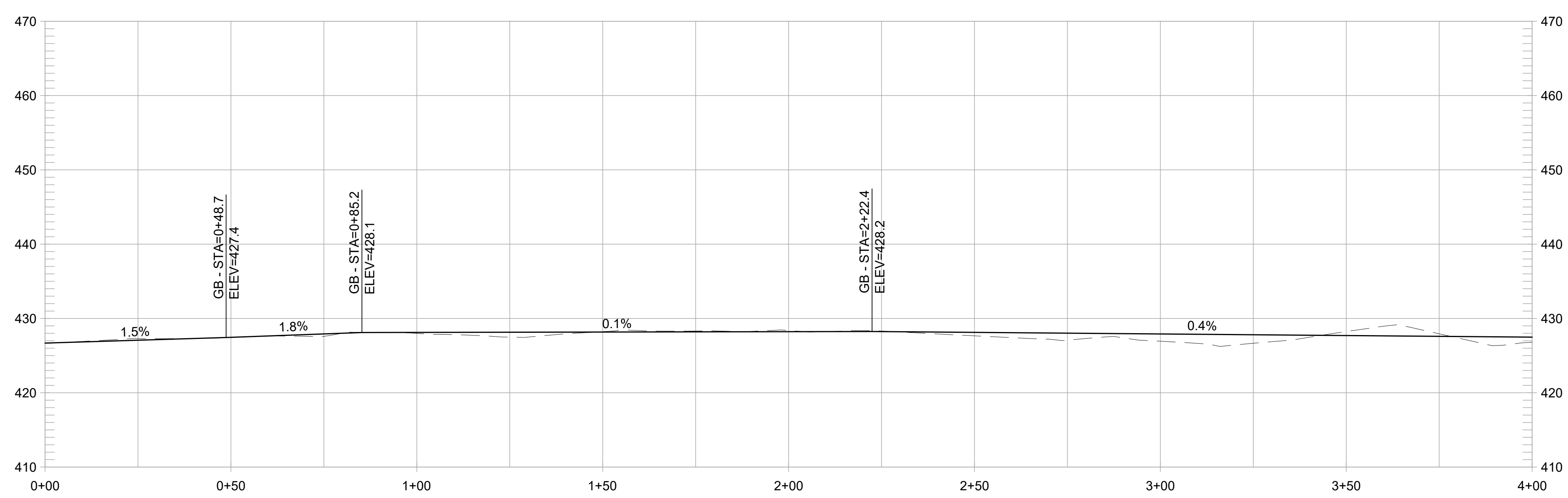


**PLAN**  
1" = 20'



**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
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**ACCESSIBLE MIDDLE LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

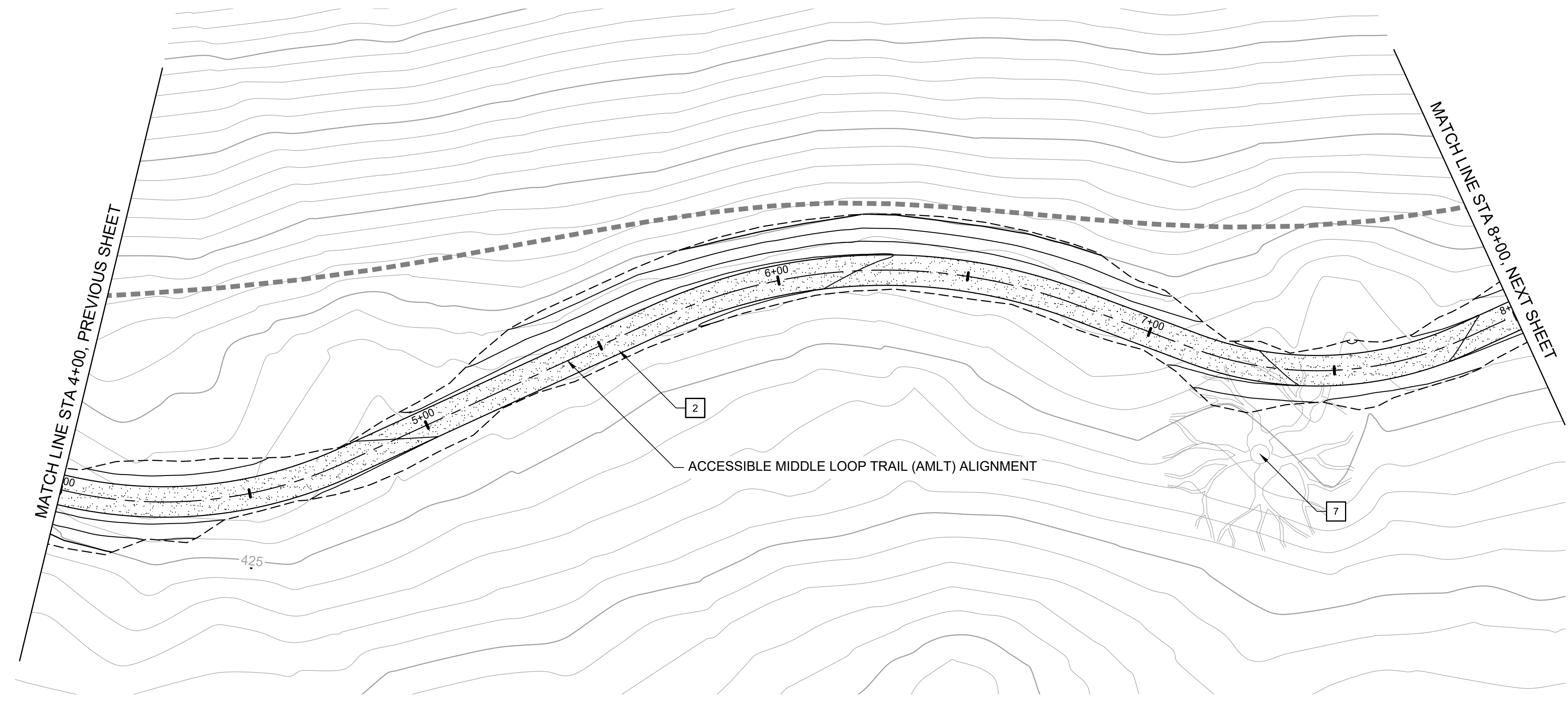
REVISIONS	
NO	DATE

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HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
AMLT - PLAN & PROFILE  
(0+00 TO 4+00)



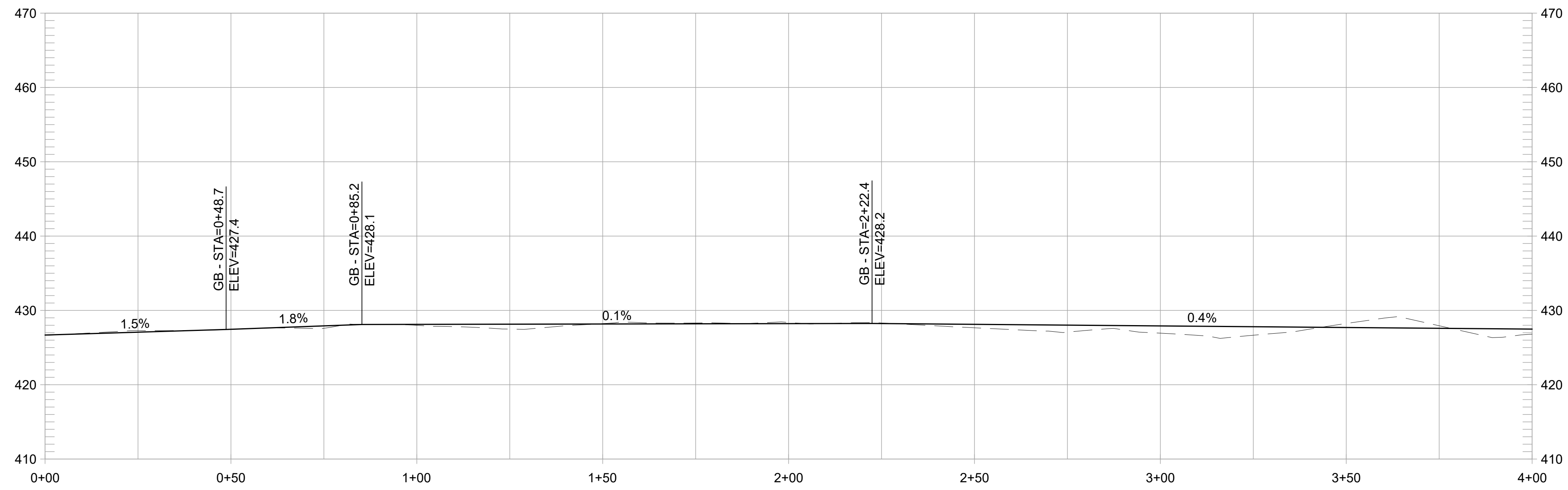
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CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

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**CONSTRUCTION NOTES:**

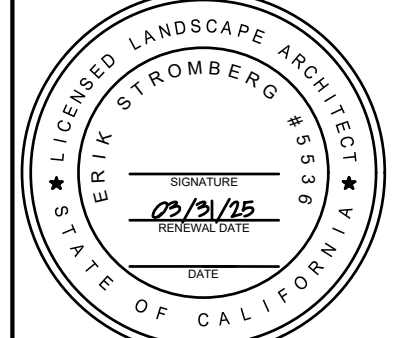
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**ACCESSIBLE MIDDLE LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

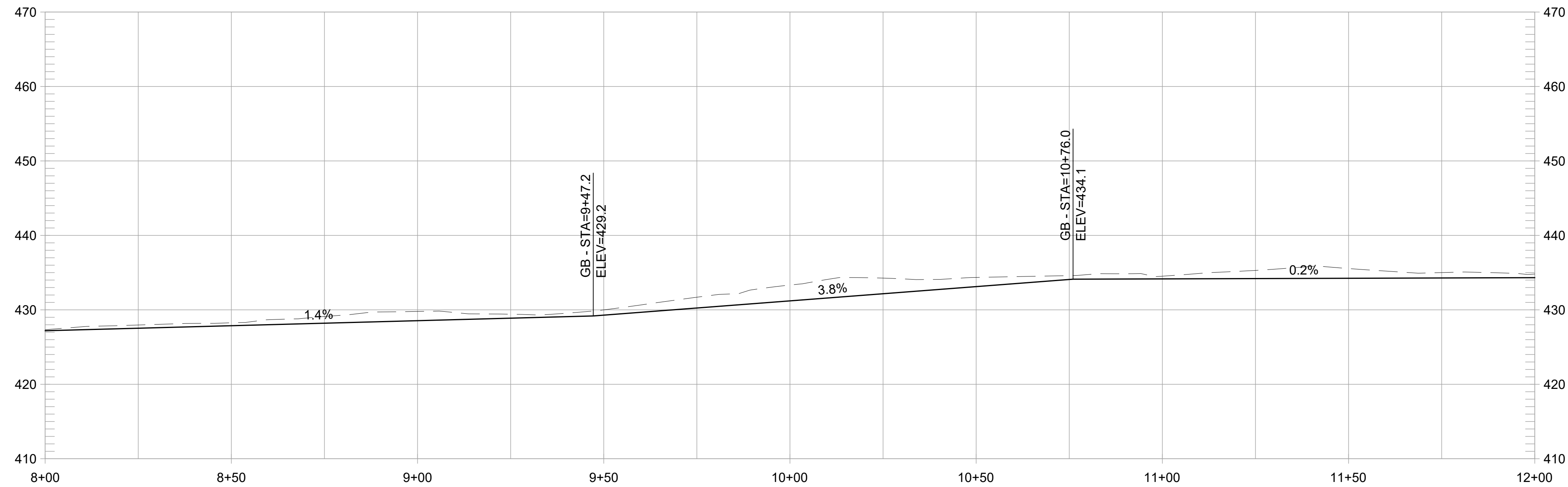
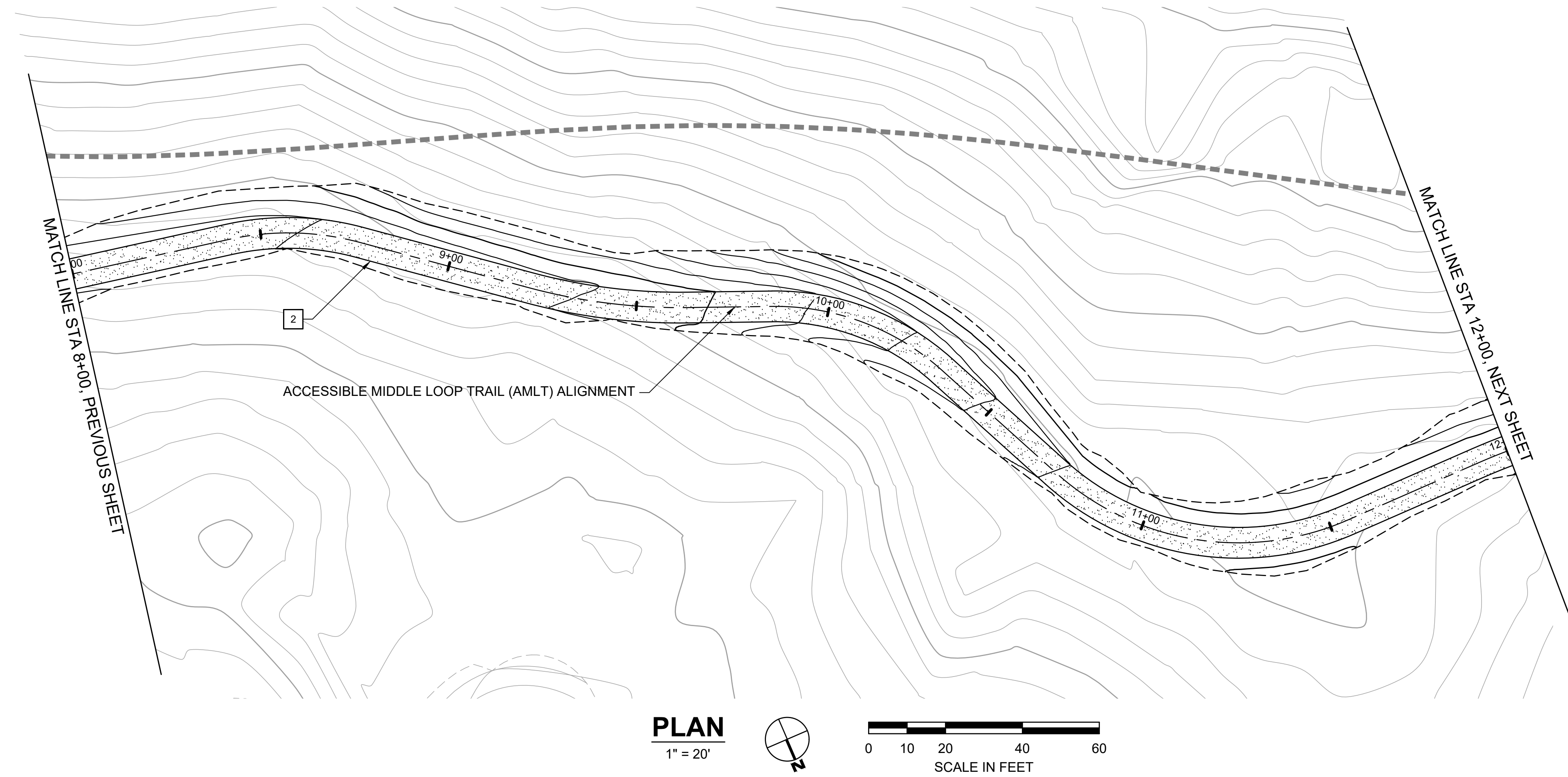
REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
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65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION) | AMLT - PLAN & PROFILE (4+00 TO 8+00)



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DRAWN BY MT,ES  
CHECKED BY ES  
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DATE APRIL 19, 2024  
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**ACCESSIBLE MIDDLE LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

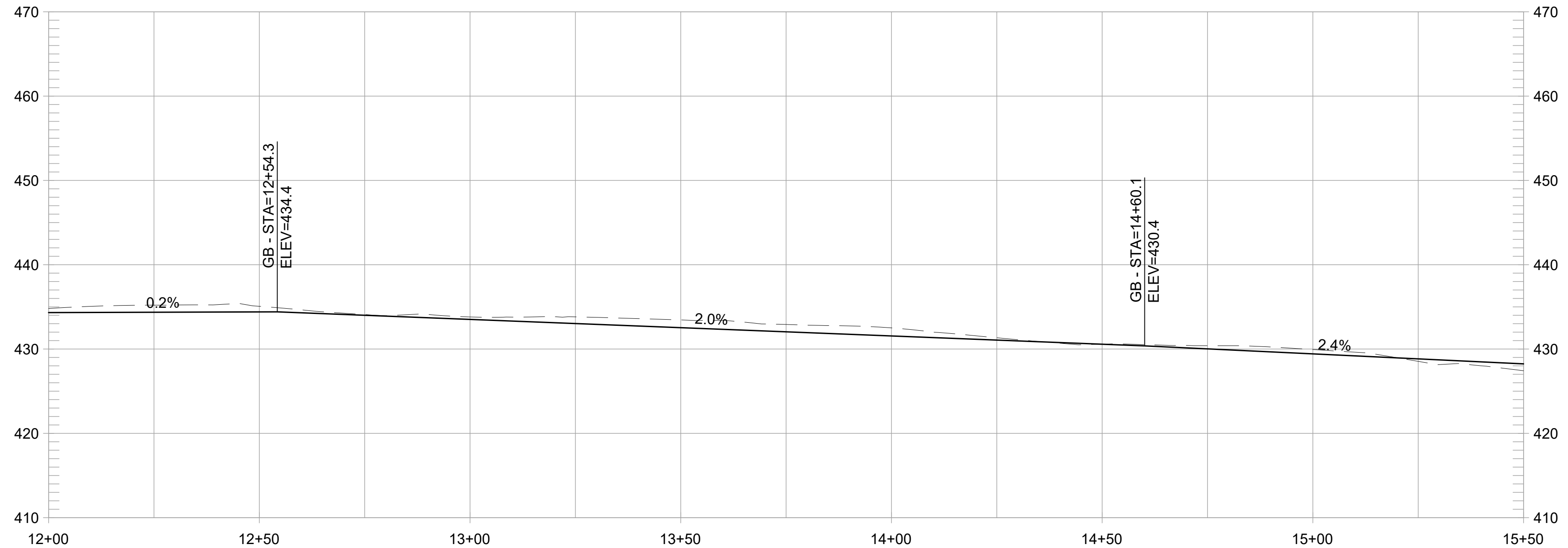
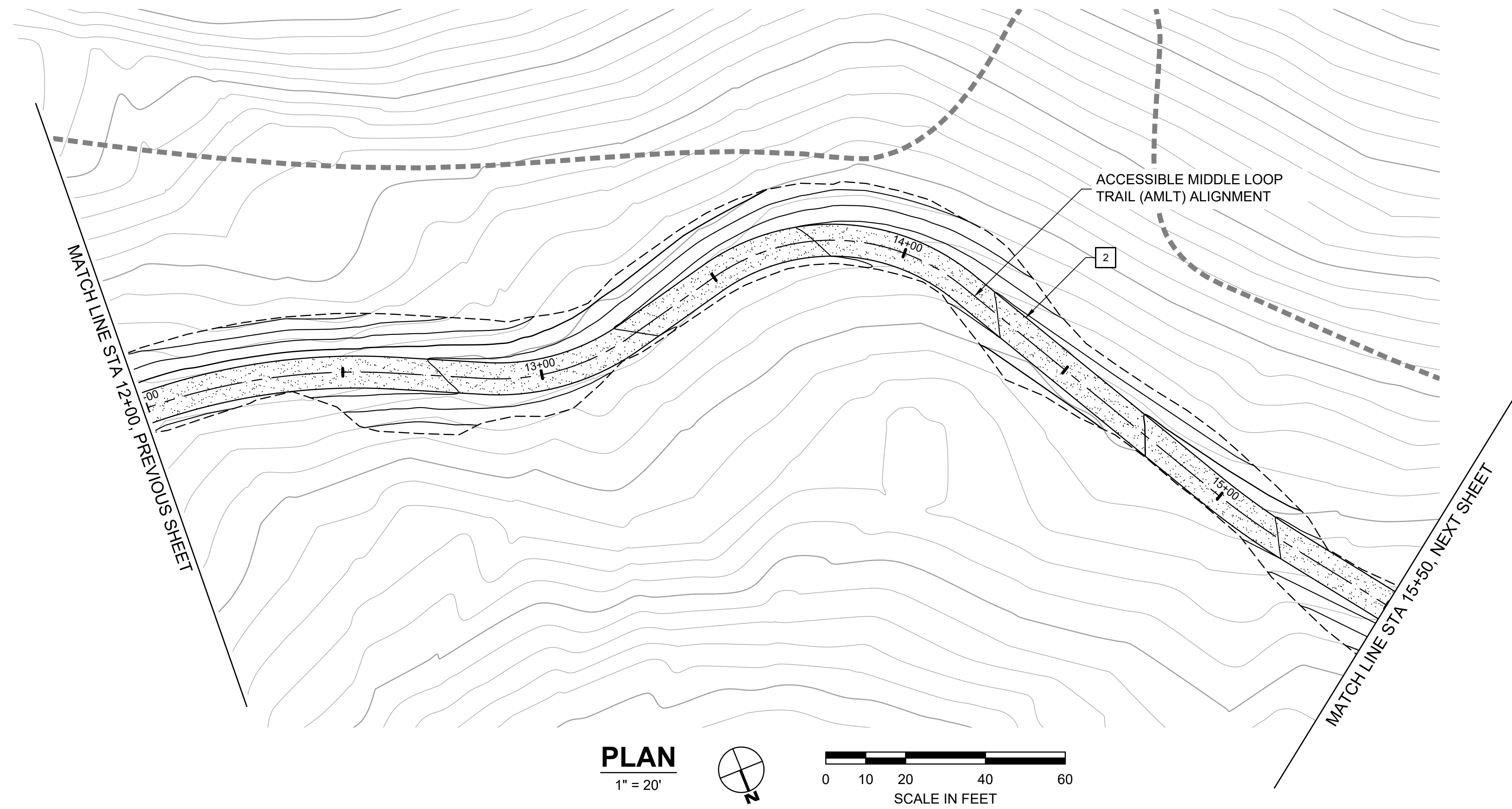
REVISIONS		
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
 HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
 65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
 AMLT - PLAN & PROFILE  
 (8+00 TO 12+00)



DESIGN BY	ES
DRAWN BY	MT, ES
CHECKED BY	ES
SCALE	1" = 20'
DATE	APRIL 19, 2024
SHEET	

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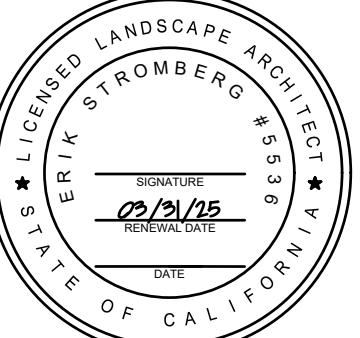


**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
- 4 CONSTRUCT 6-FT WIDE EARTHEN TRAIL
- 5 INSTALL 12-INCH HDPE PIPE UNDER TRAIL. EMBED 1" BELOW FLOWLINE AT CHANNEL SLOPE. ADJUST TRAIL GRADING TO ENSURE 18" MIN CHANNEL COVER.
- 6 PLACE SITE BOULDER, FOLLOW APPROVED MOCK-UP
- 7 PRESERVE AND PROTECT TREE, TYP.
- 8 INSTALL INFORMATION PANEL, EBRPD STD PLAN 305
- 9 INSTALL WAYSIDE PANEL, EBRPD STD PLAN ###
- 10 INSTALL TRAIL MARKER, EBRPD STD PLAN ###
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

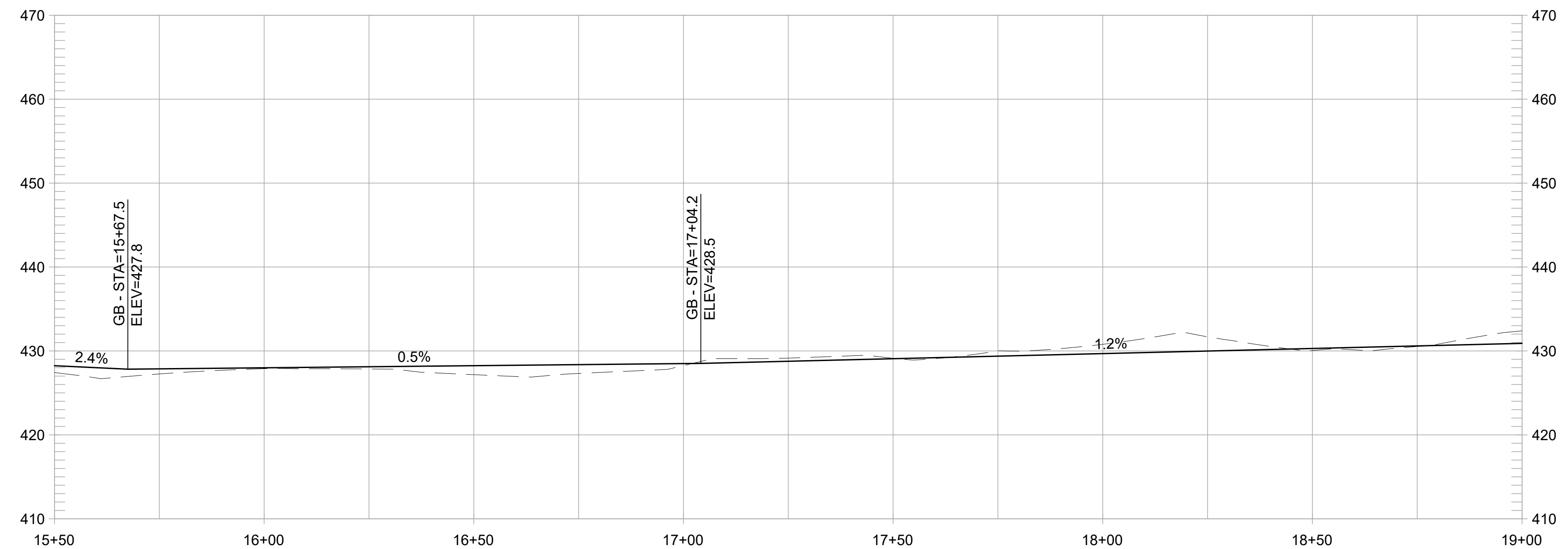
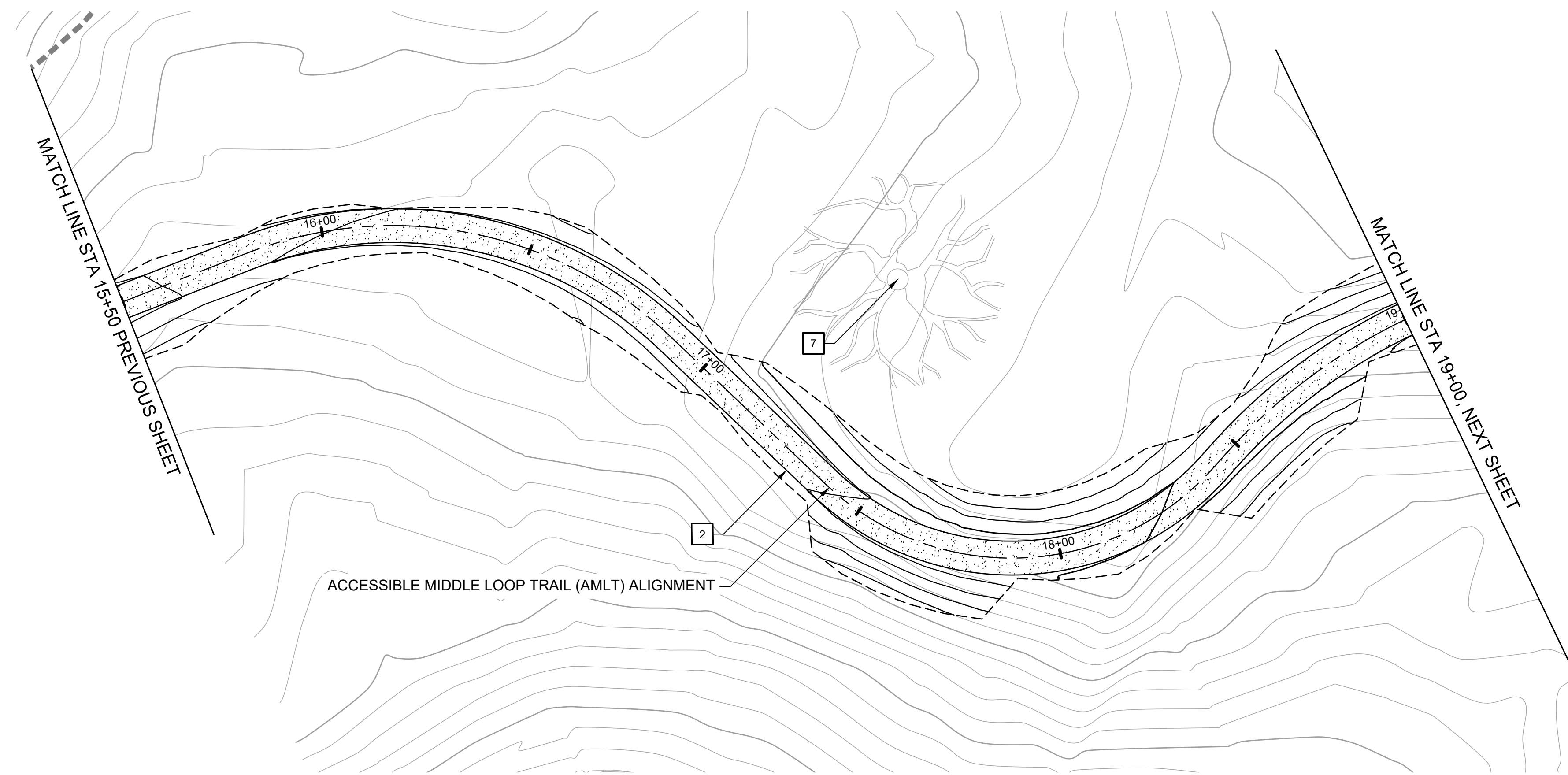
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**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION) | AMLT - PLAN & PROFILE (12+00 TO 15+50)



DESIGN BY ES  
DRAWN BY MT,ES  
CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

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**ACCESSIBLE MIDDLE LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

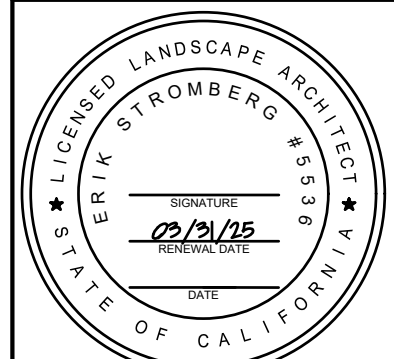
**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

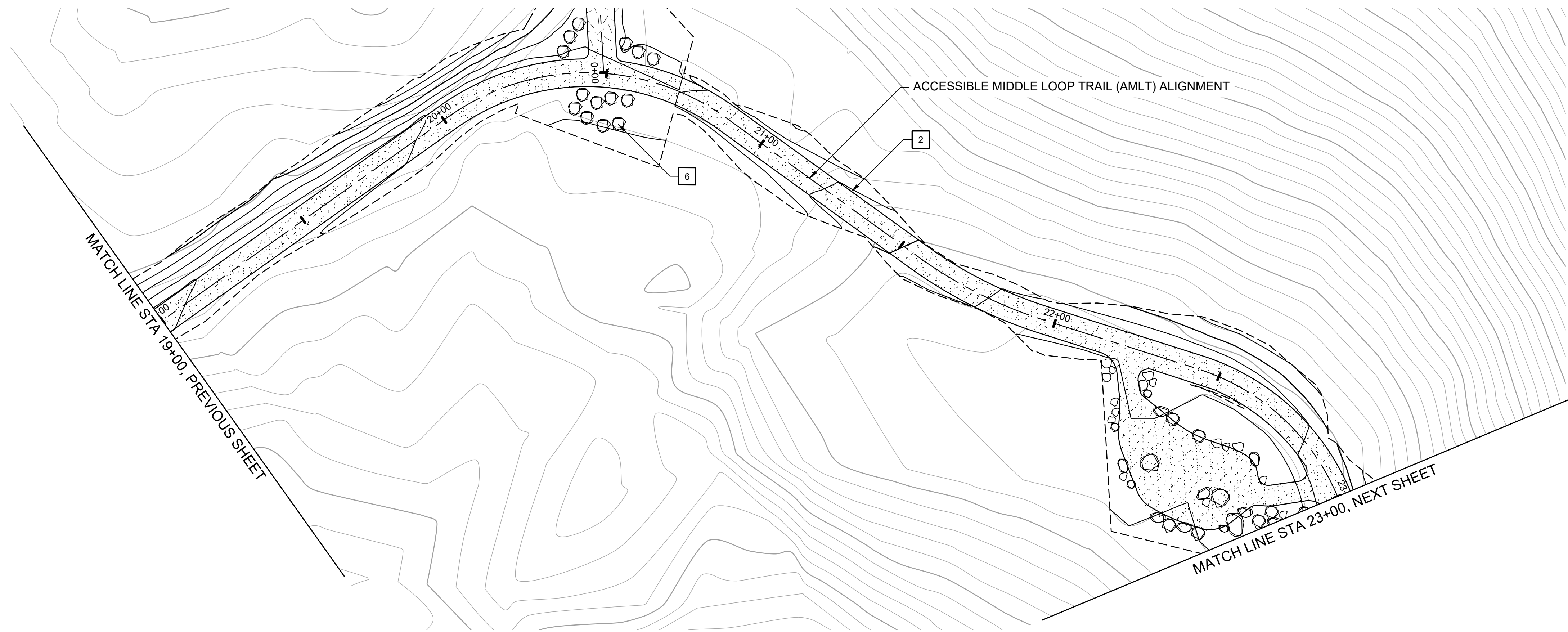
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HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
AMLT - PLAN & PROFILE  
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CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

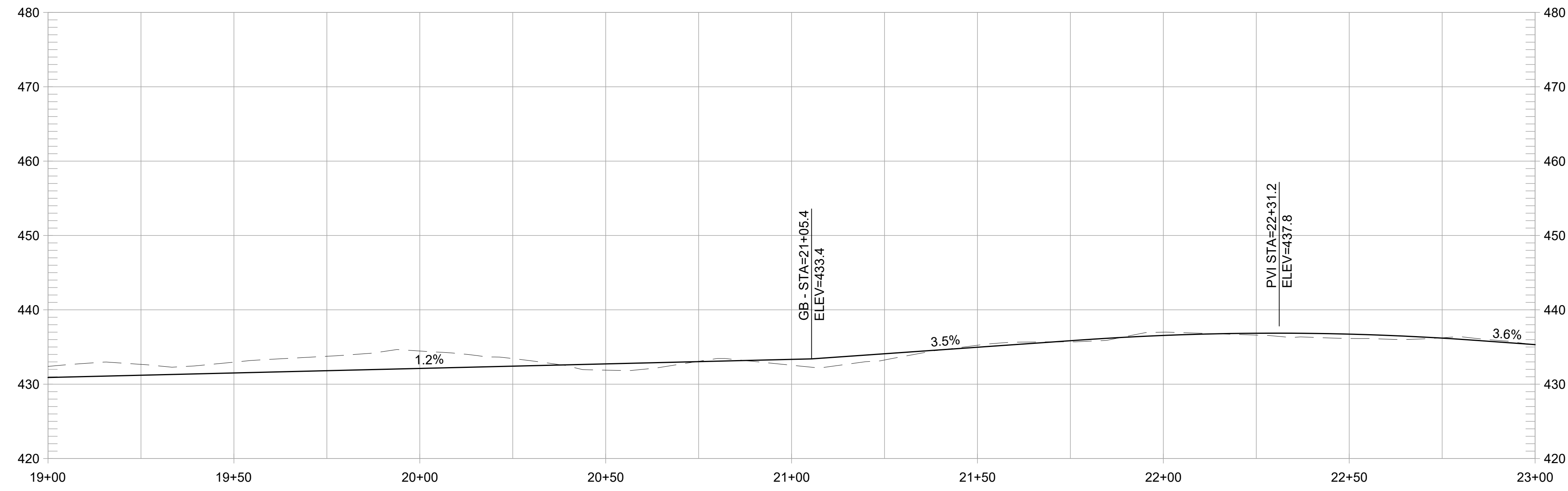
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**PLAN**  
1" = 20'  
SCALE IN FEET

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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**ACCESSIBLE MIDDLE LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

REVISIONS		APPR
NO	DATE	DESCRIPTION

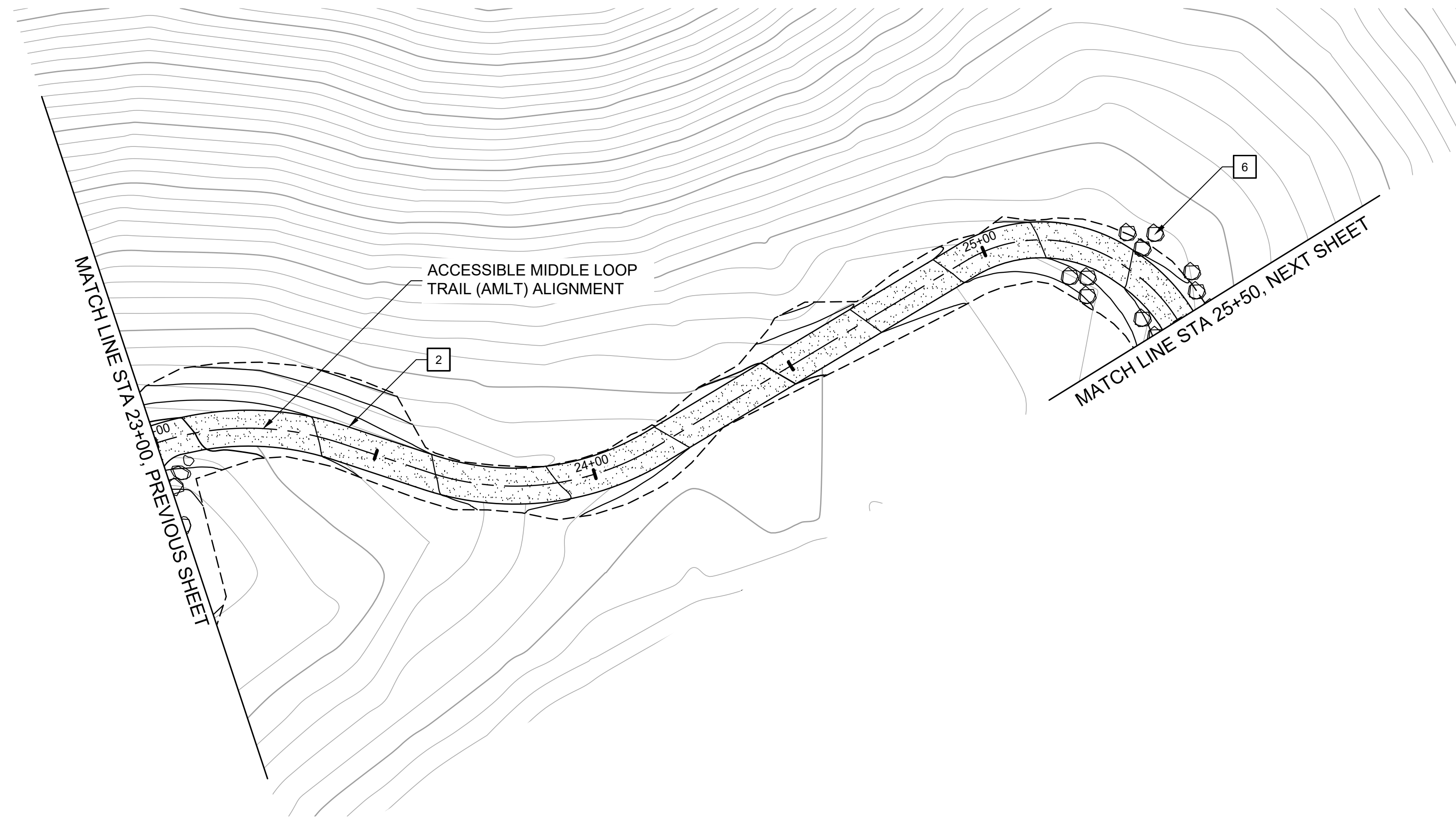
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HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
AMLT - PLAN & PROFILE  
(19+00 TO 23+00)

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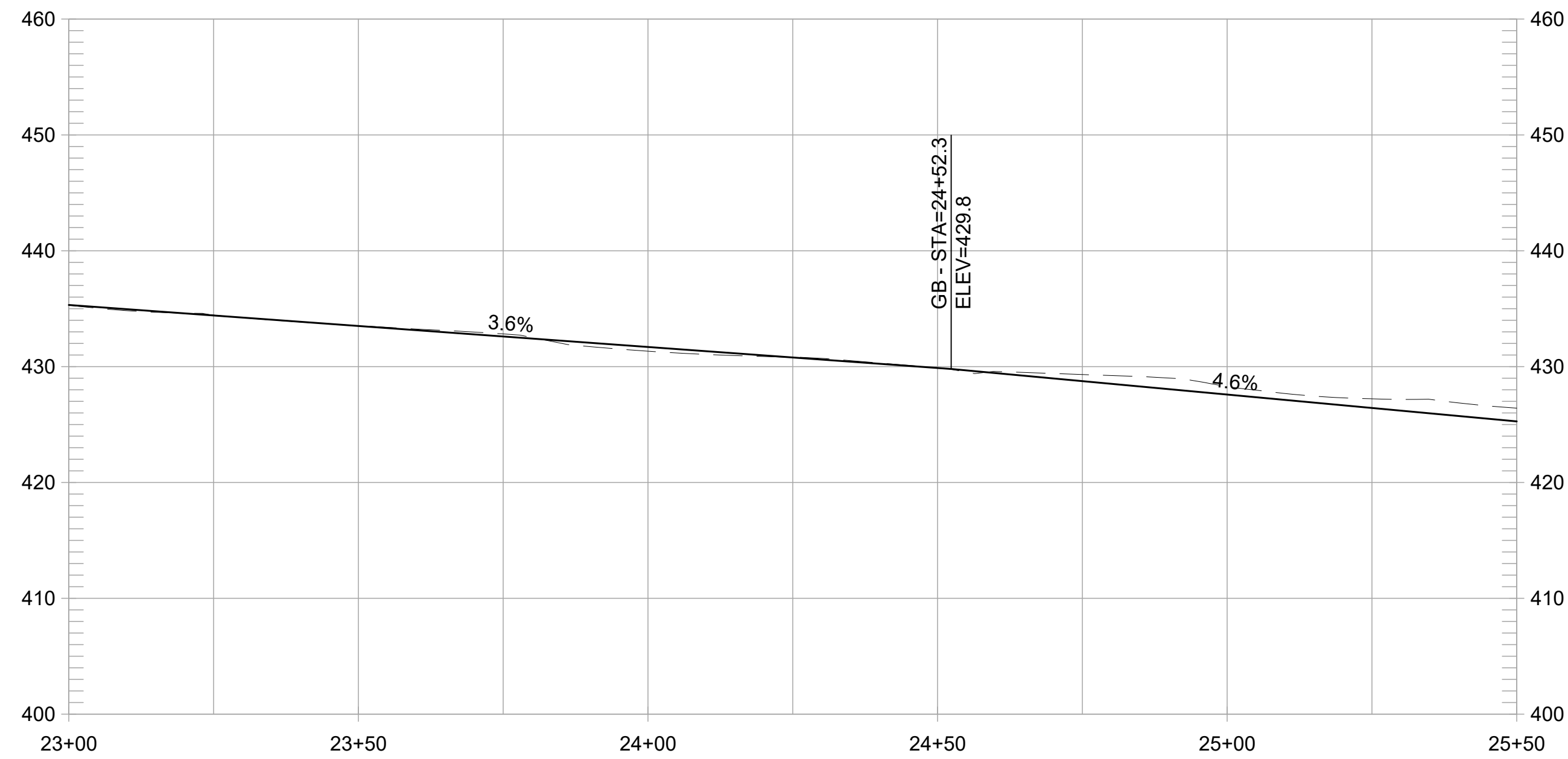


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DRAWN BY MT,ES  
CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

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**PLAN**  
1" = 20'



**ACCESSIBLE MIDDLE LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

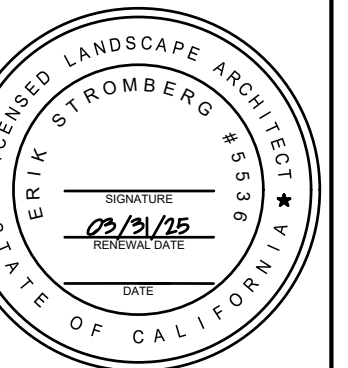
- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
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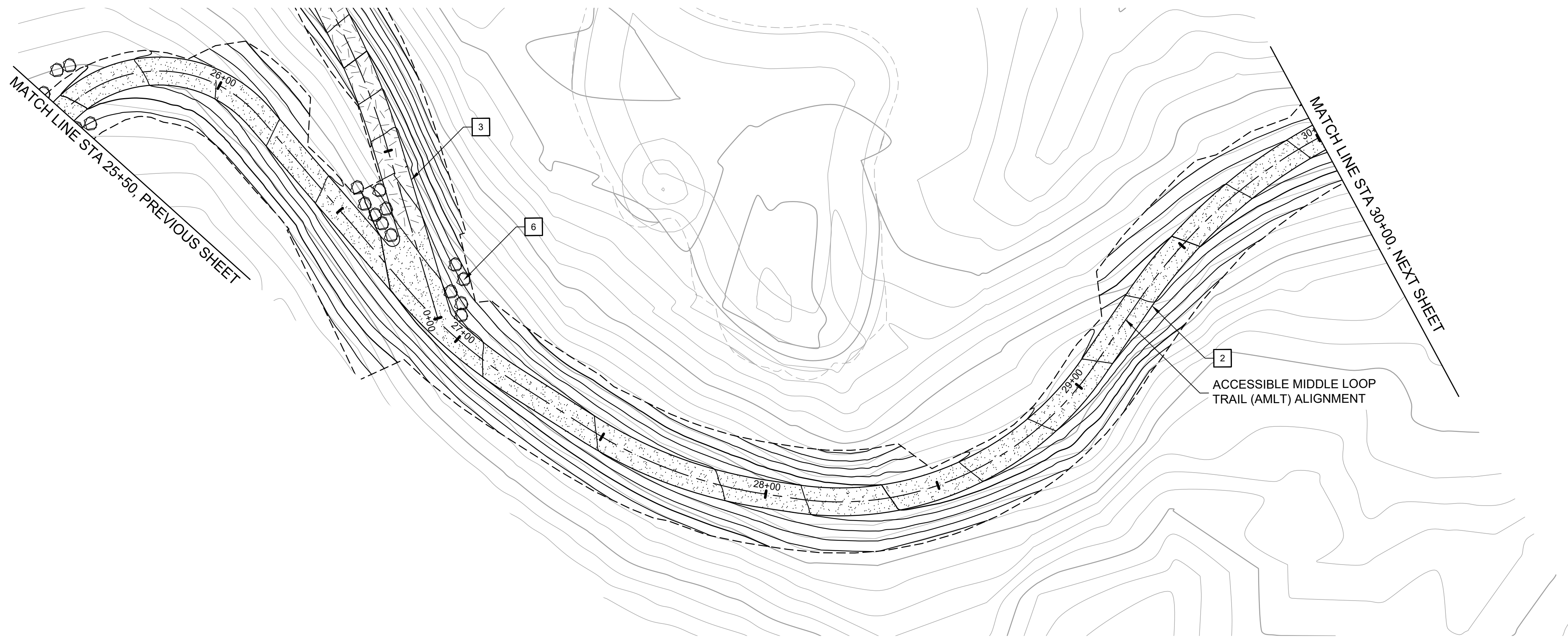


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CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

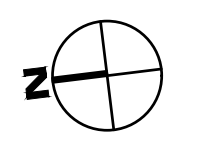
**L-4.24**  
OF 129



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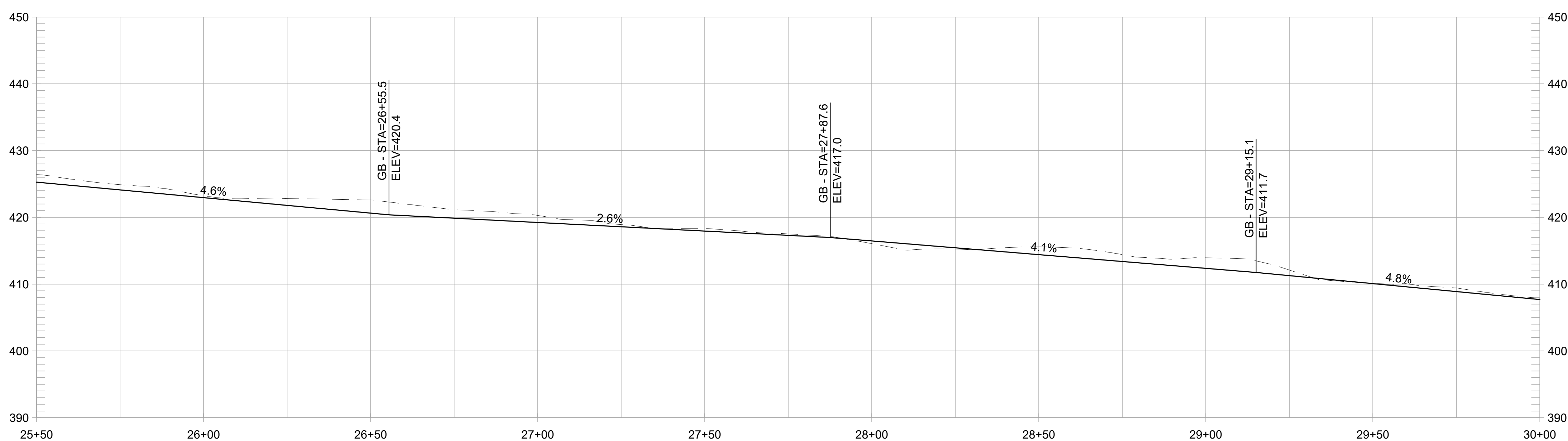


**PLAN**  
1" = 20'



**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210



**ACCESSIBLE MIDDLE LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

REVISIONS	
NO	DATE

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN

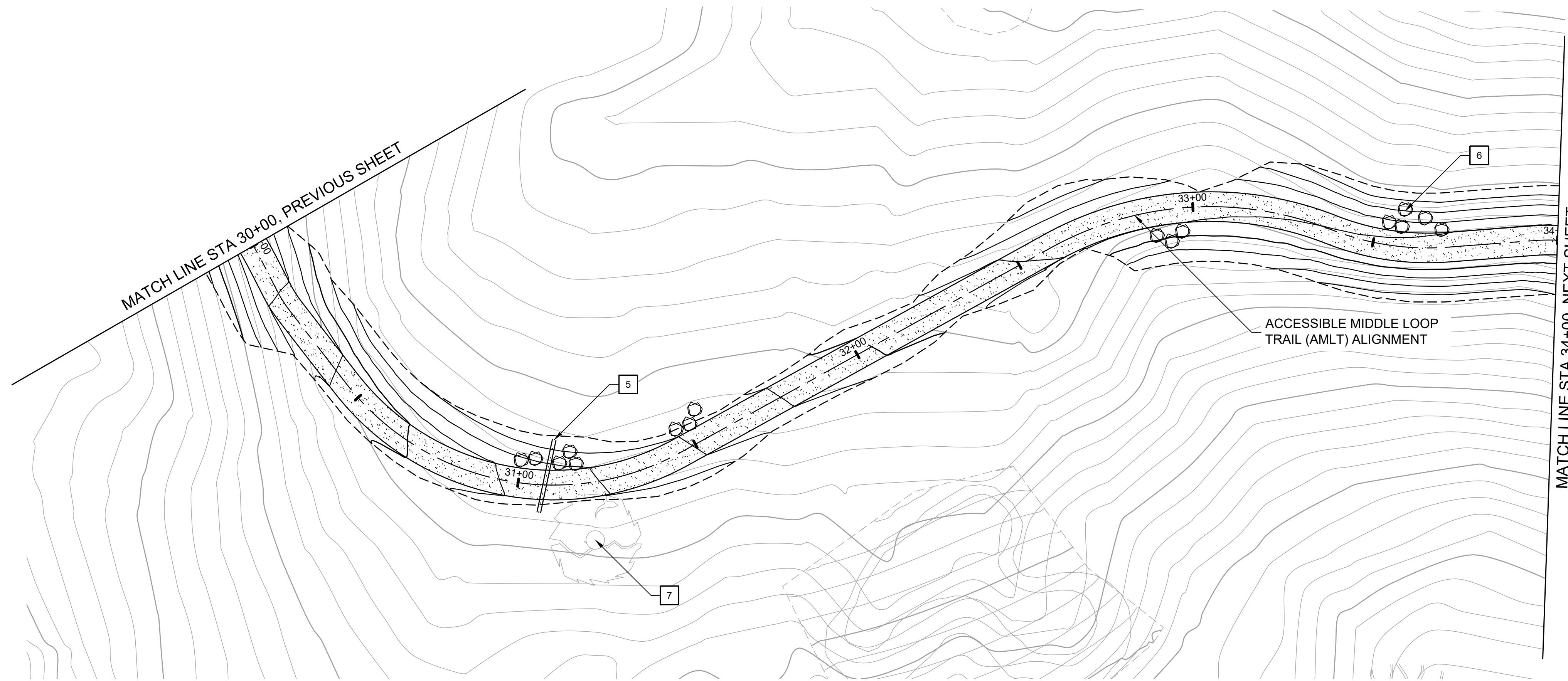
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

AMLT - PLAN & PROFILE  
(25+50 TO 30+00)

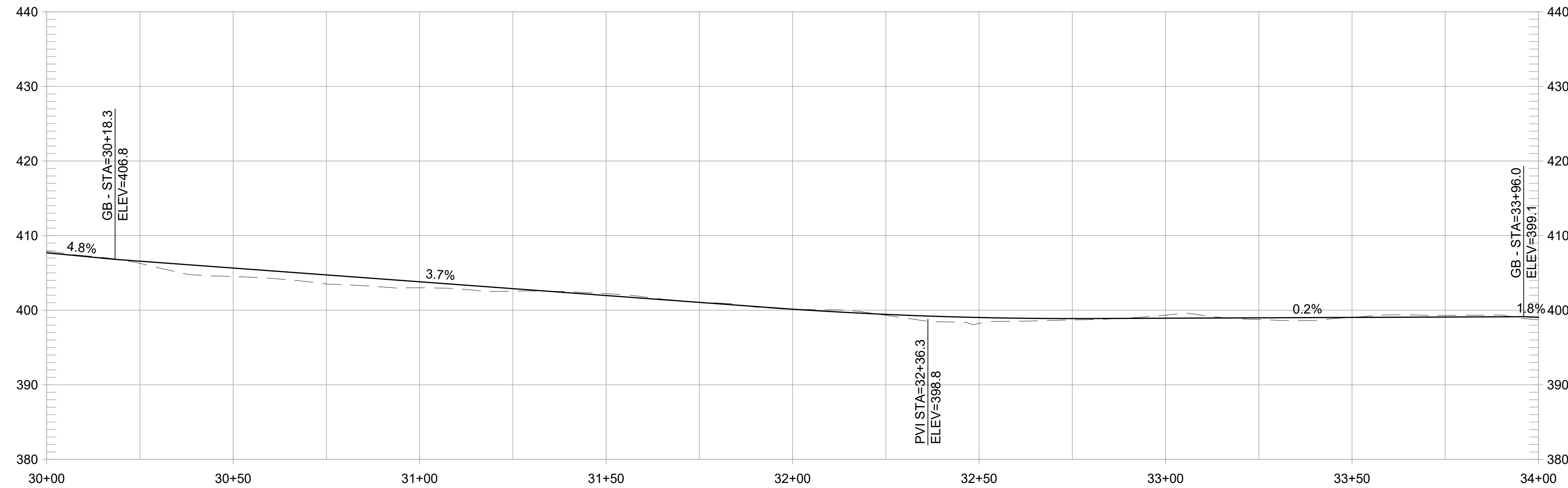



DESIGN BY ES  
DRAWN BY MT,ES  
CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

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**PLAN**  
1" = 20'



**ACCESSIBLE MIDDLE LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

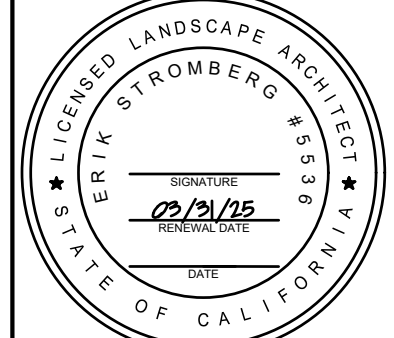
**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

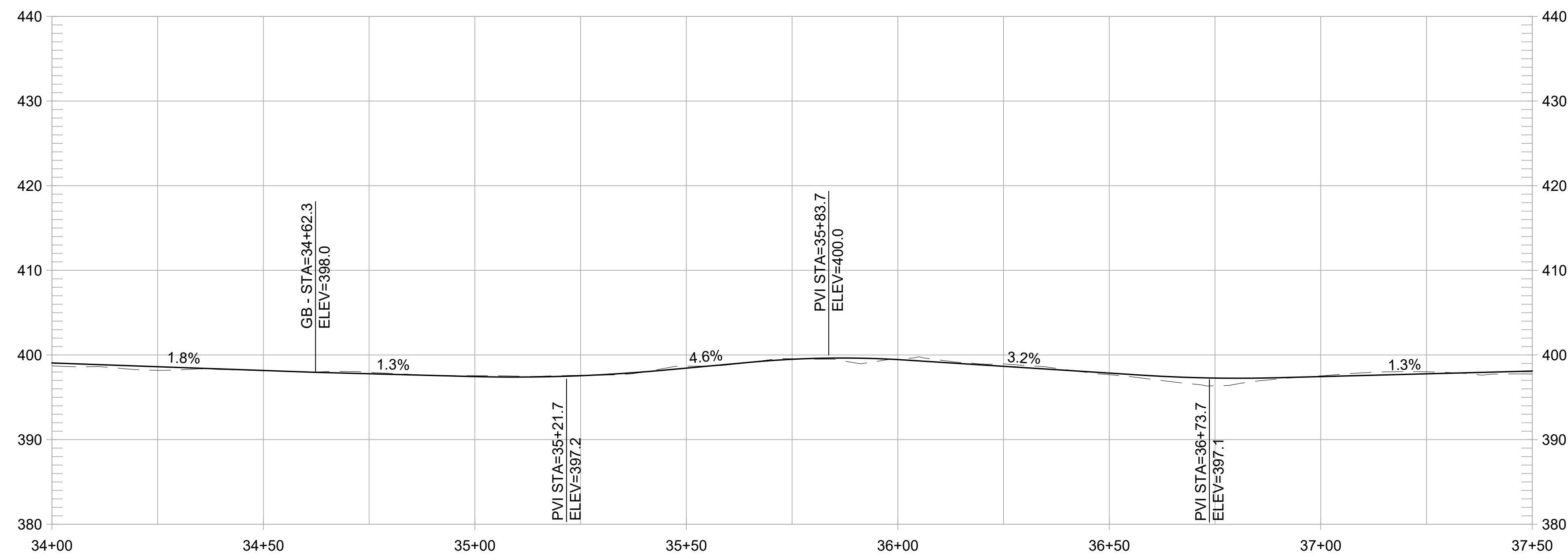
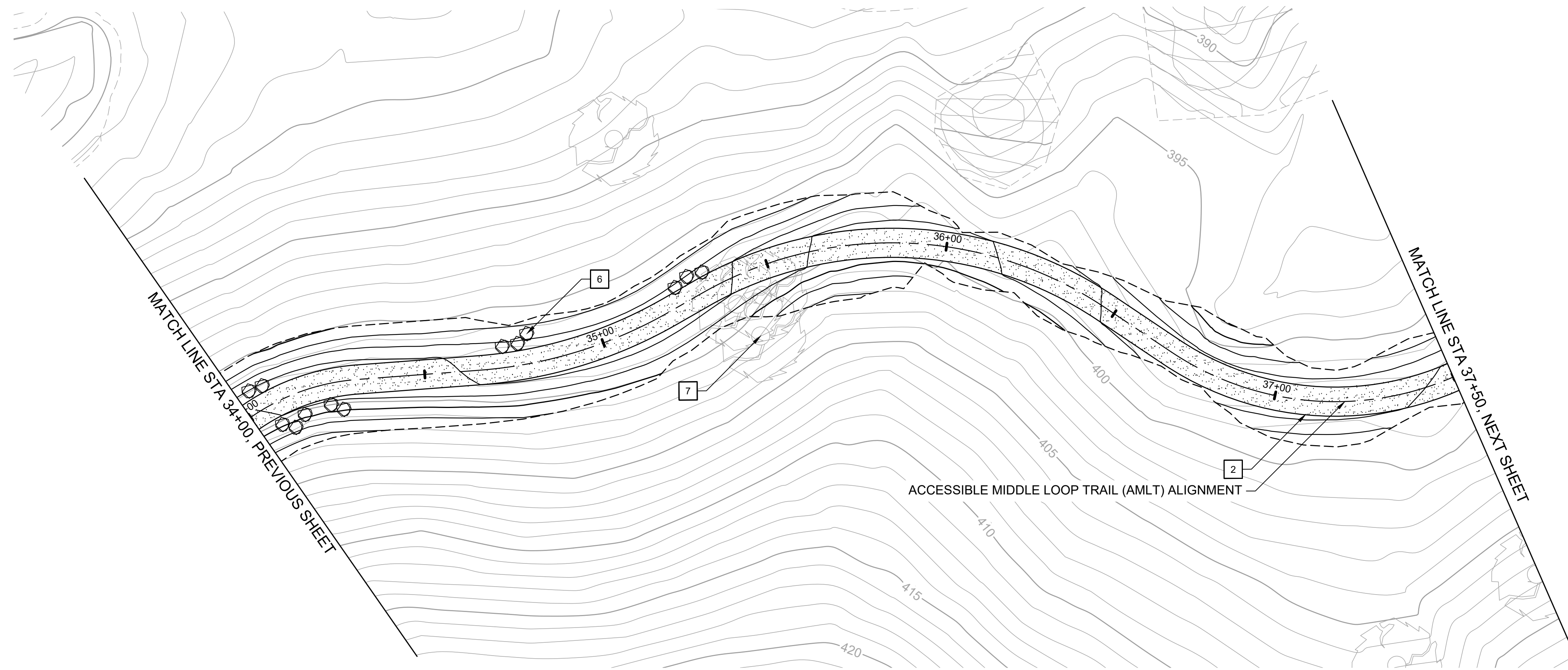
**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION) | AMLT - PLAN & PROFILE (30+00 TO 34+00)

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**ACCESSIBLE MIDDLE LOOP TRAIL PROFILE**

1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		
NO	DATE	DESCRIPTION

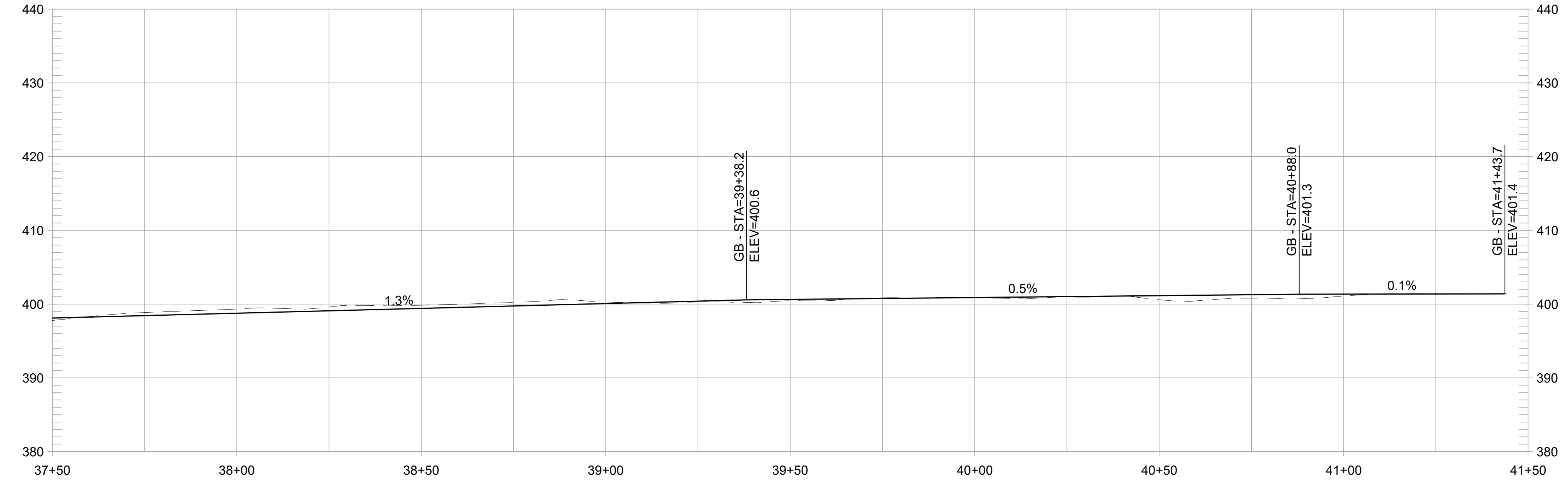
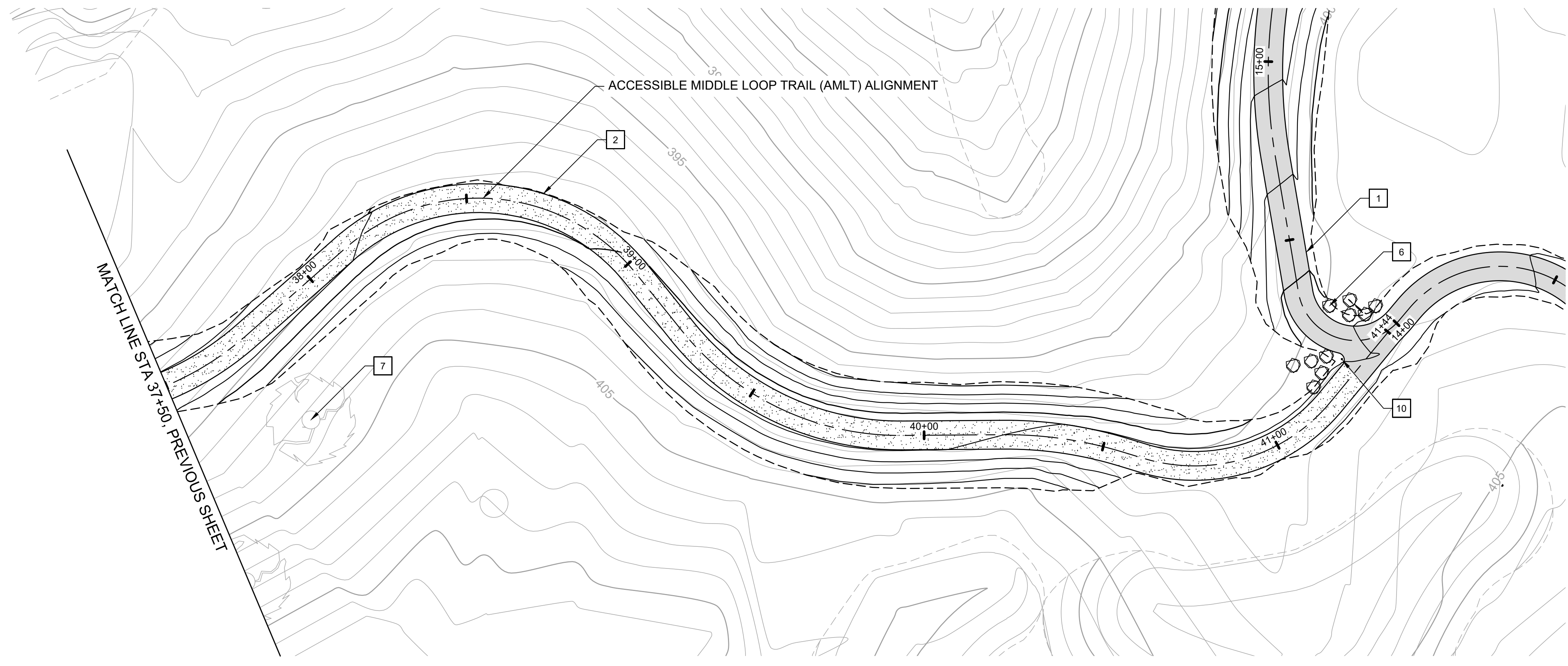
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CHECKED BY	ES
SCALE	1" = 20'
DATE	APRIL 19, 2024
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**ACCESSIBLE MIDDLE LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

NO	DATE	REVISIONS DESCRIPTION	APPR

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN

65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

AMLT - PLAN & PROFILE (37+50 TO END)



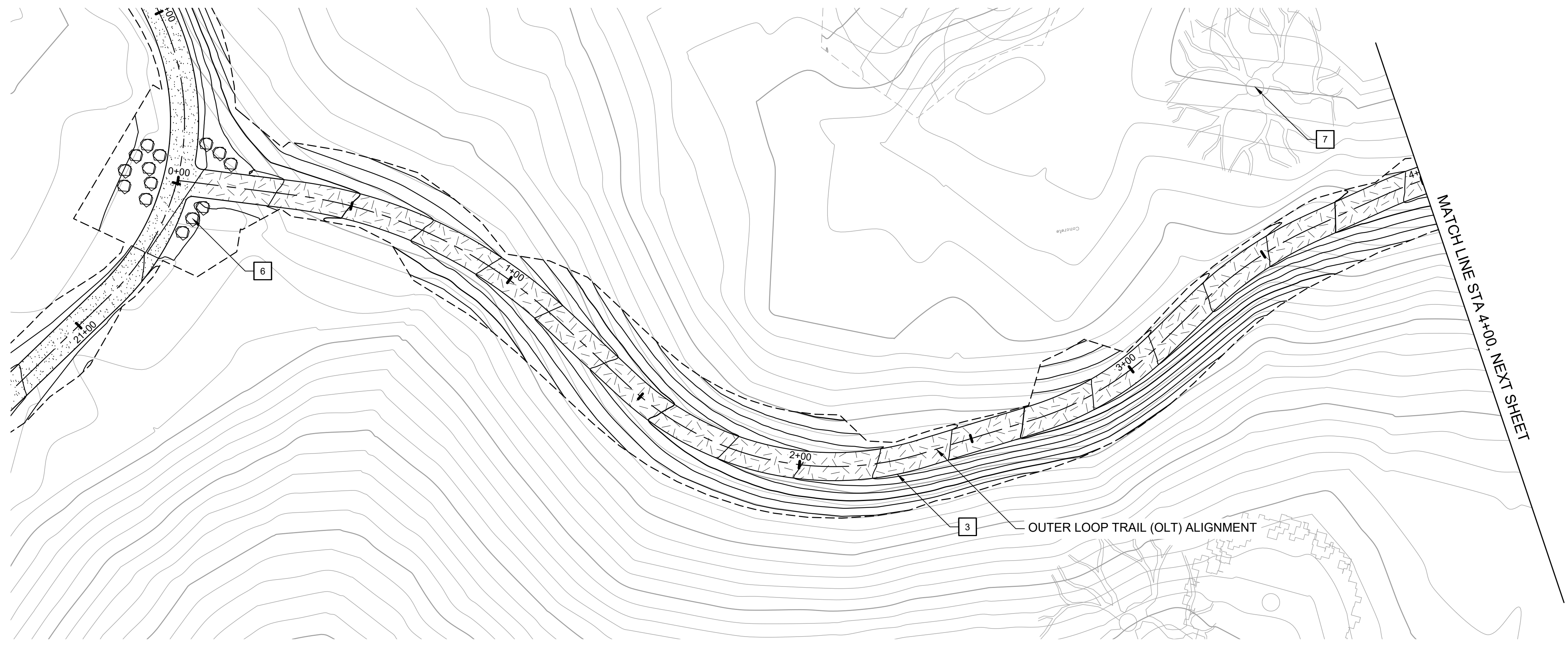
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Berkeley, CA 94710  
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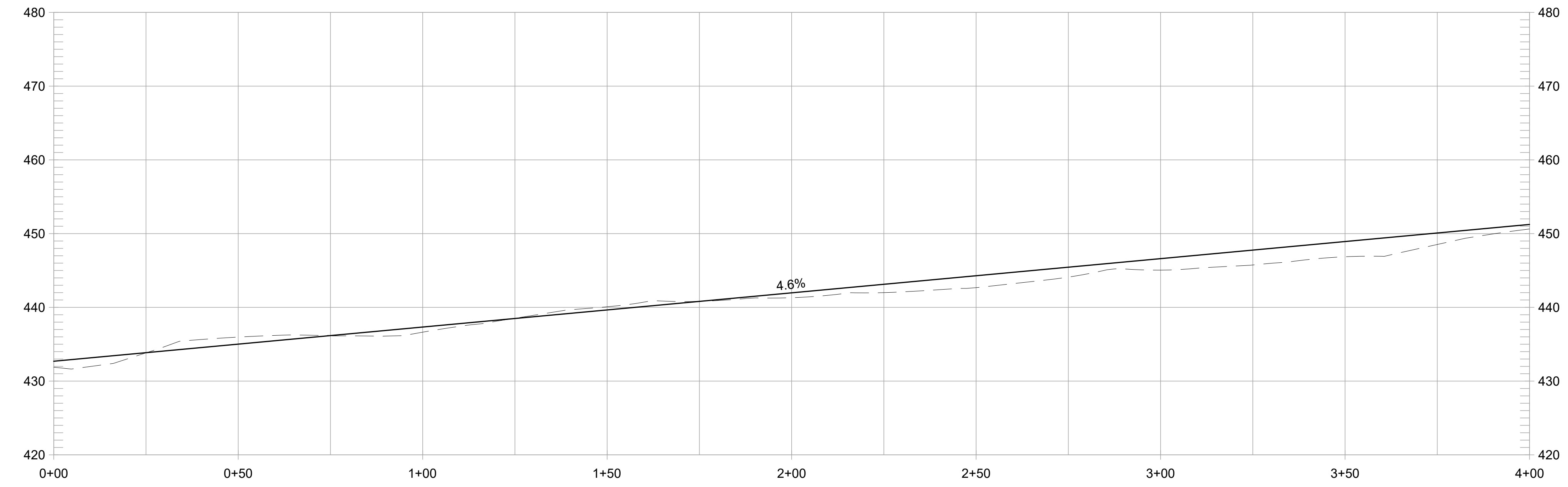
DESIGN BY ES  
DRAWN BY MT,ES  
CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

**L-4.28**  
OF 129

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**PLAN**  
1" = 20'  
SCALE IN FEET



**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
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REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
 HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
 65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
 OLT - PLAN & PROFILE  
 (0+00 TO 4+00)

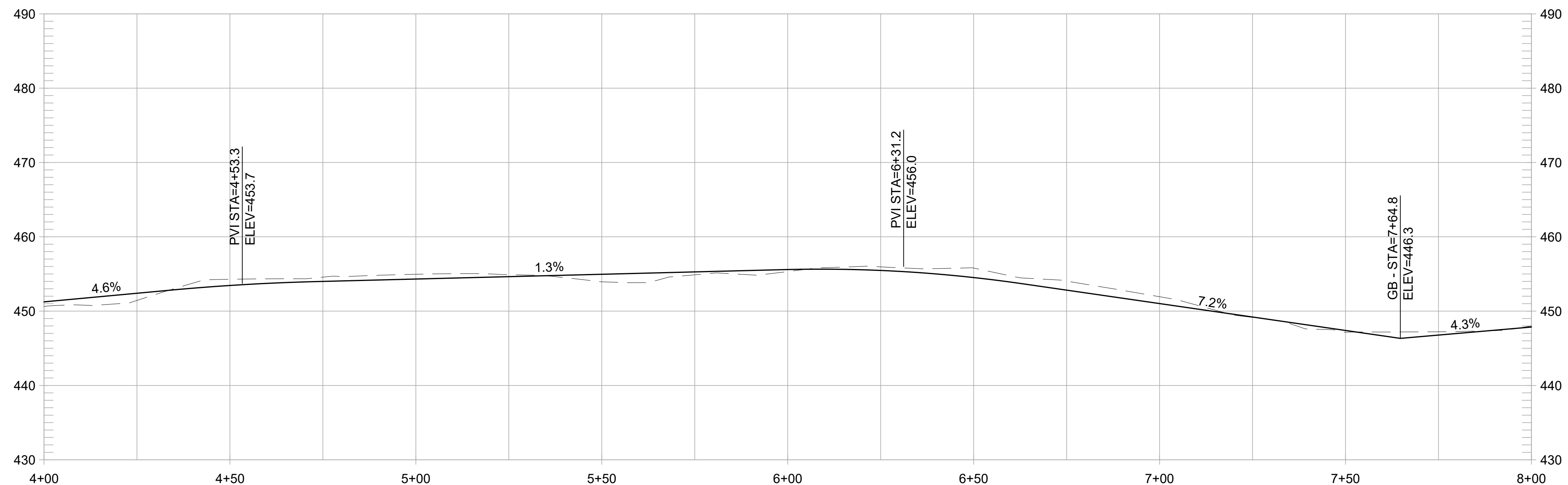
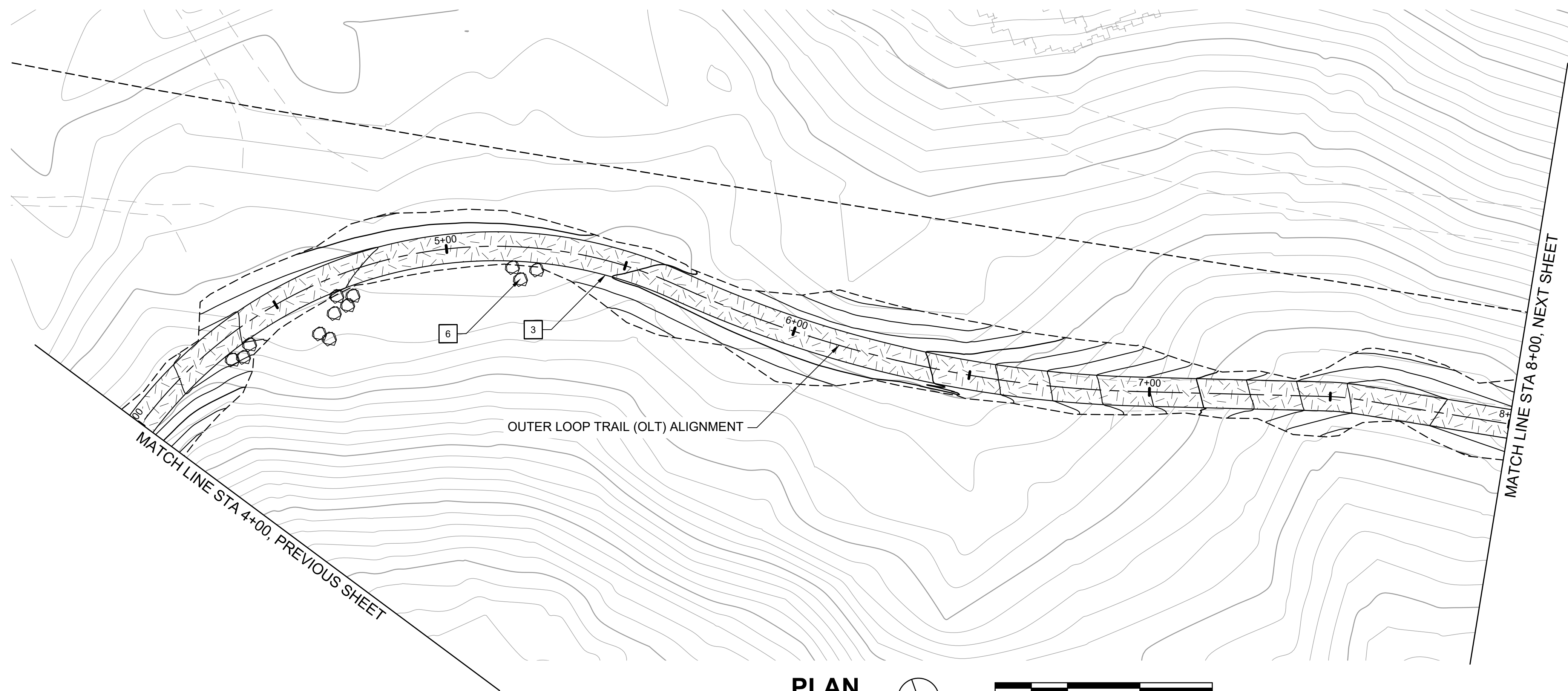


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**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

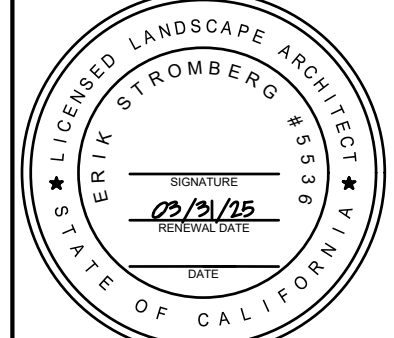
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- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS	
NO.	DATE

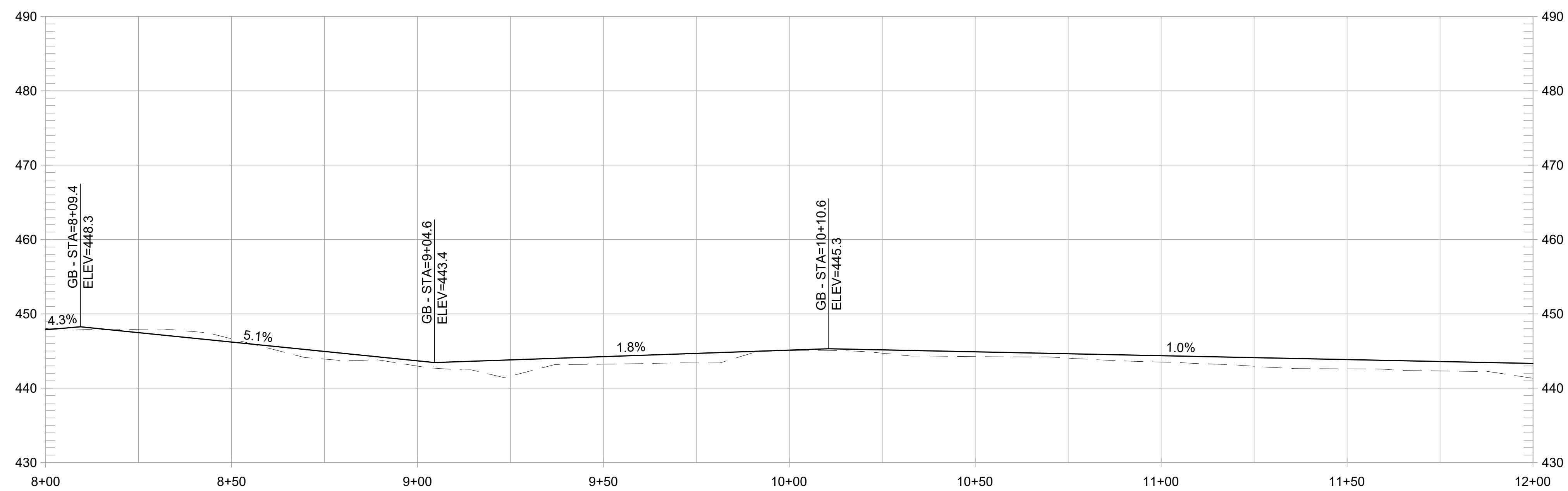
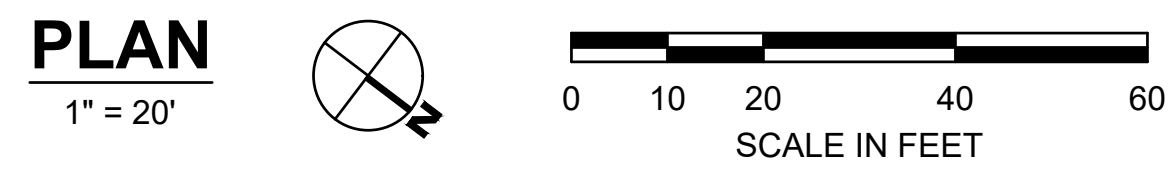
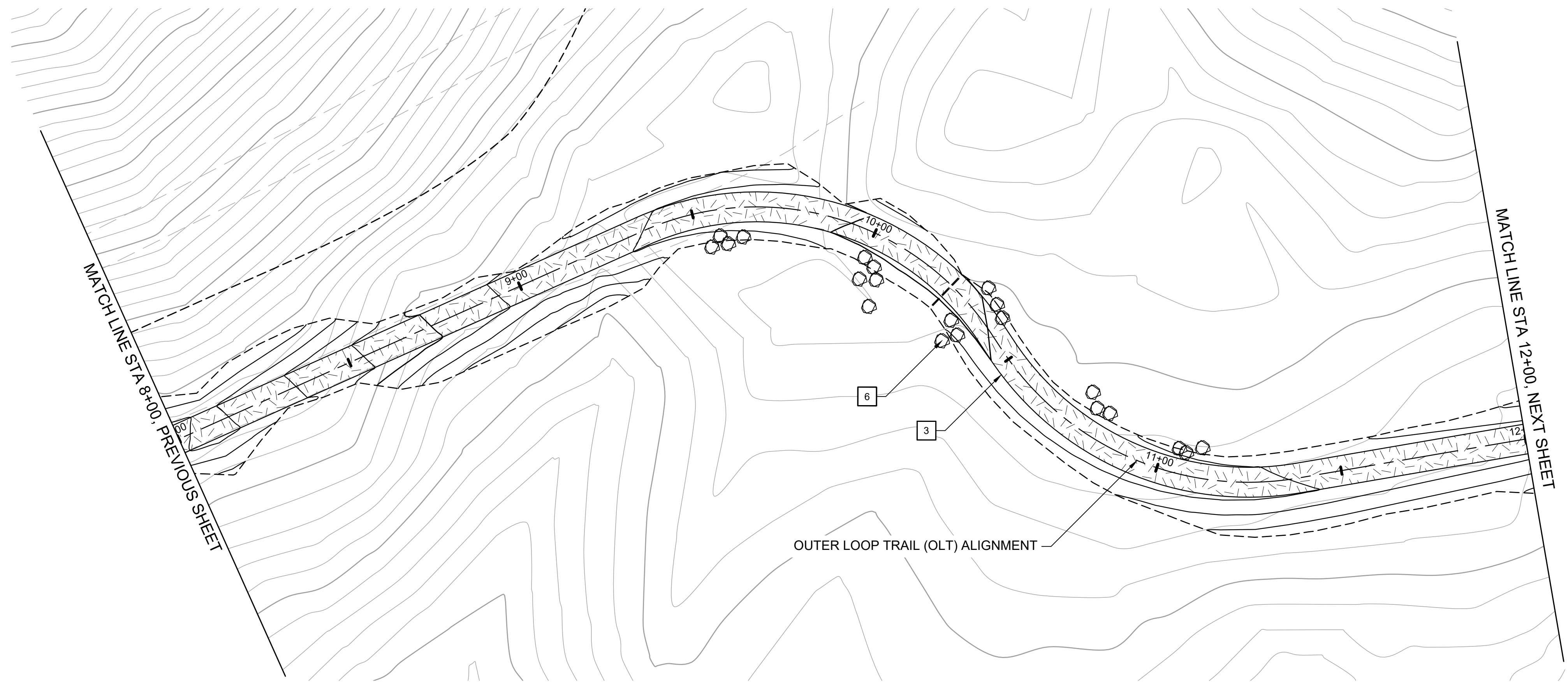
**FORMER RODDY RANCH GOLF COURSE**  
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 SCALE 1" = 20'  
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**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
- 4 CONSTRUCT 6-FT WIDE EARTHEN TRAIL
- 5 INSTALL 12-INCH HDPE PIPE UNDER TRAIL. EMBED 1" BELOW FLOWLINE AT CHANNEL SLOPE. ADJUST TRAIL GRADING TO ENSURE 18" MIN CHANNEL COVER.
- 6 PLACE SITE BOULDER, FOLLOW APPROVED MOCK-UP
- 7 PRESERVE AND PROTECT TREE, TYP.
- 8 INSTALL INFORMATION PANEL, EBRPD STD PLAN 305
- 9 INSTALL WAYSIDE PANEL, EBRPD STD PLAN ###
- 10 INSTALL TRAIL MARKER, EBRPD STD PLAN ###
- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		
NO.	DATE	DESCRIPTION

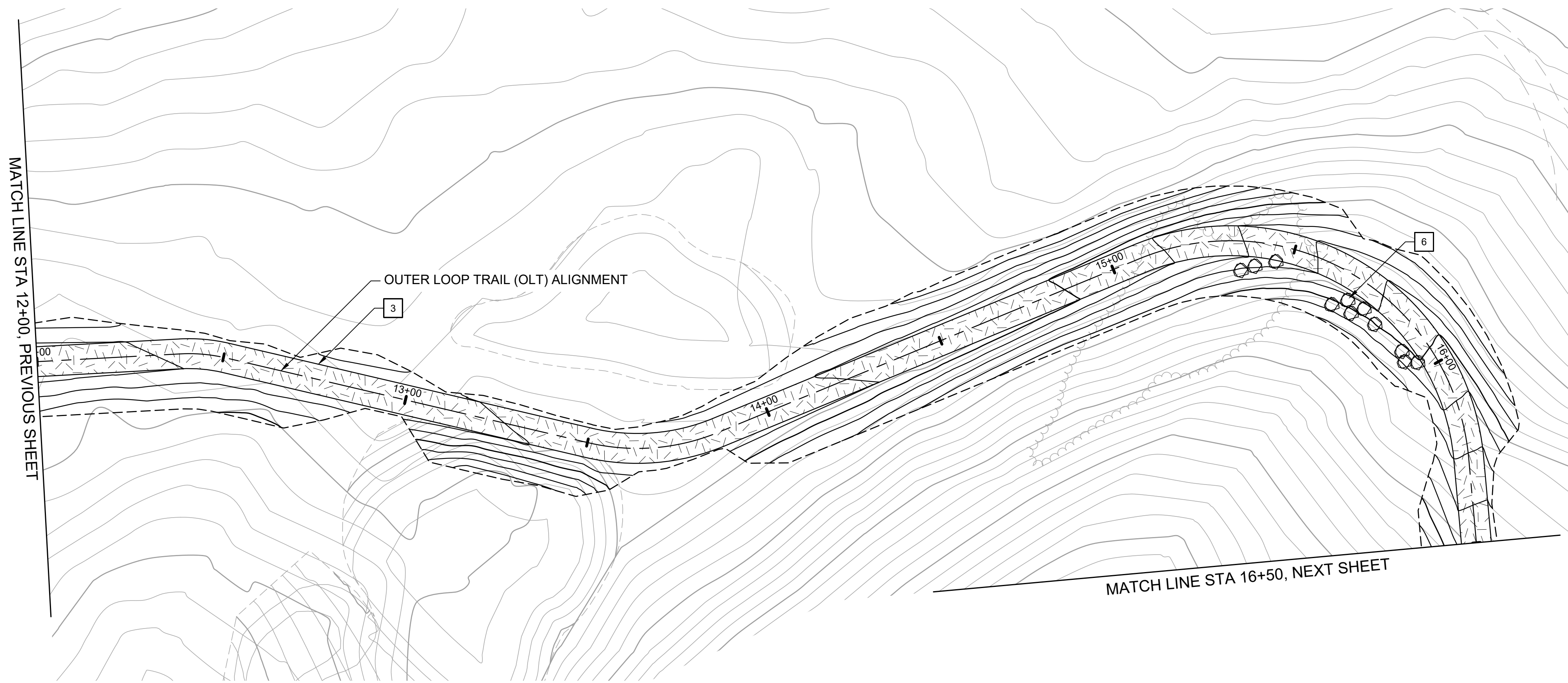
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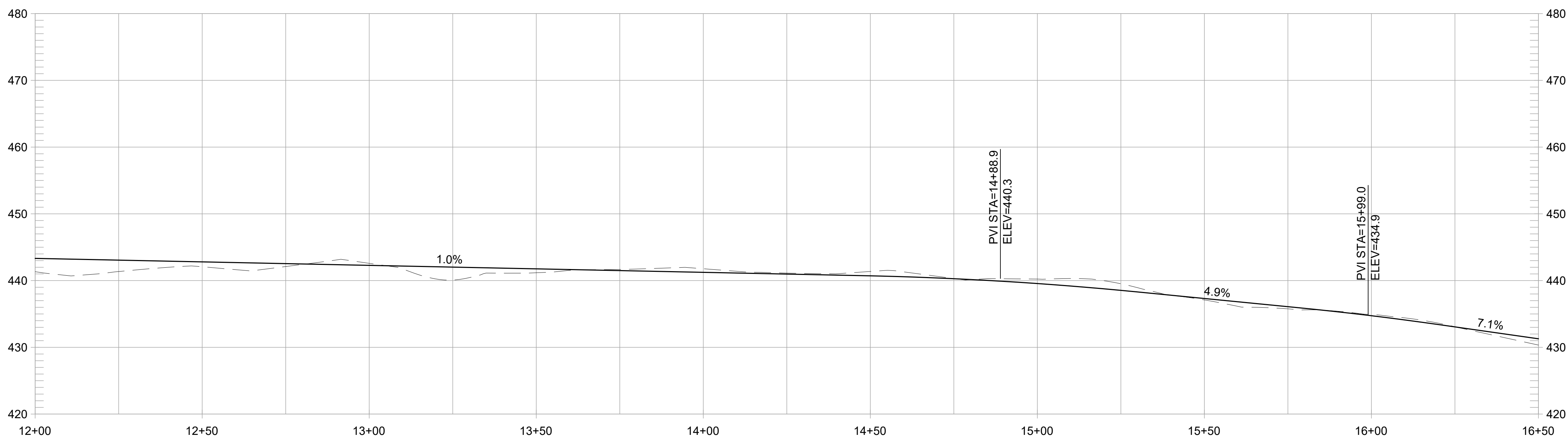
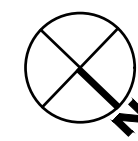


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**PLAN**  
1" = 20'



**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
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 (12+00 TO 16+50)  
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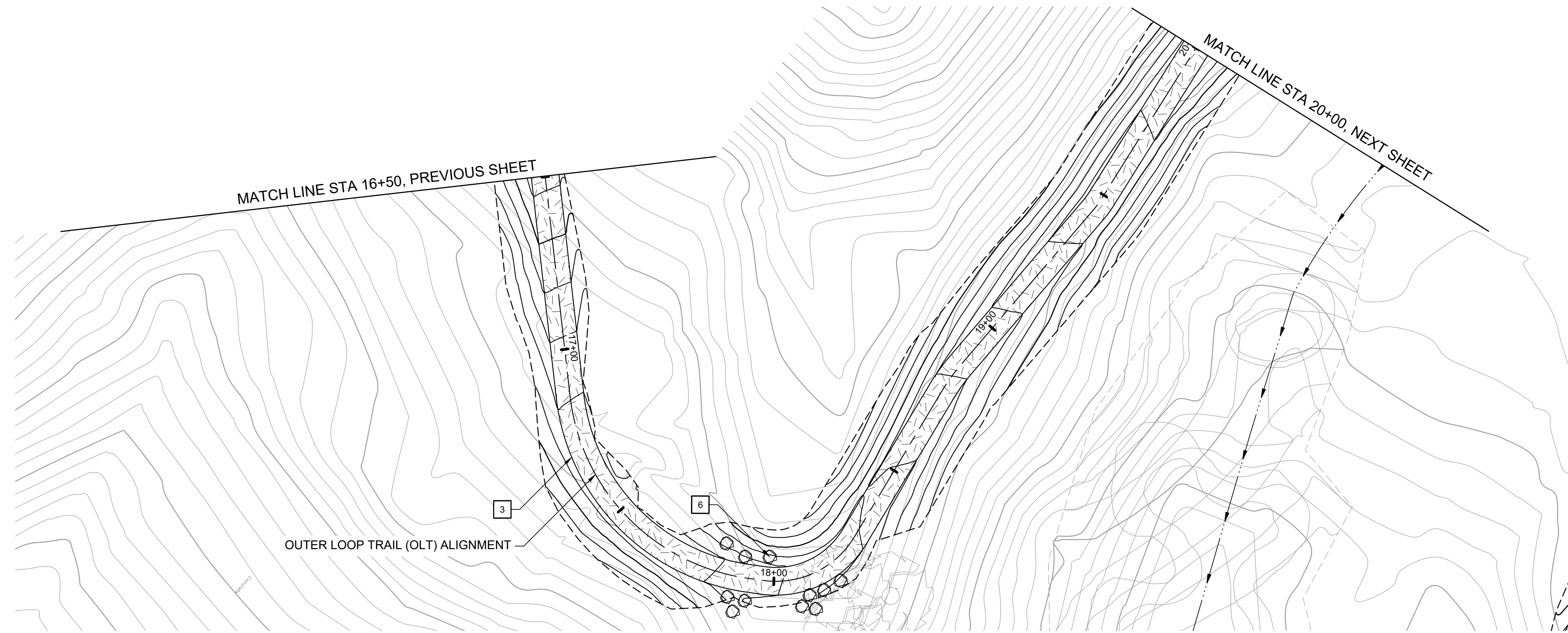


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 SCALE 1" = 20'  
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 SHEET

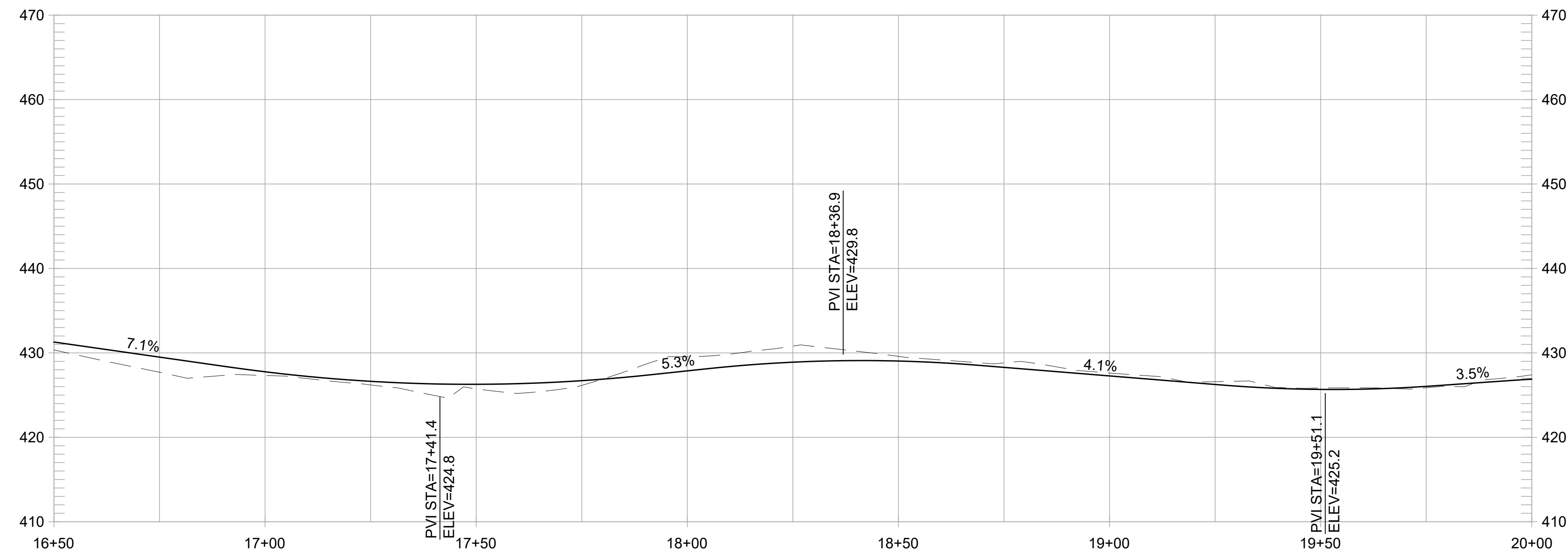
**L-4.32**  
OF 129



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**PLAN**  
1" = 20'



**OUTER LOOP TRAIL PROFILE**

1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

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**L-4.33**

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**PLAN**

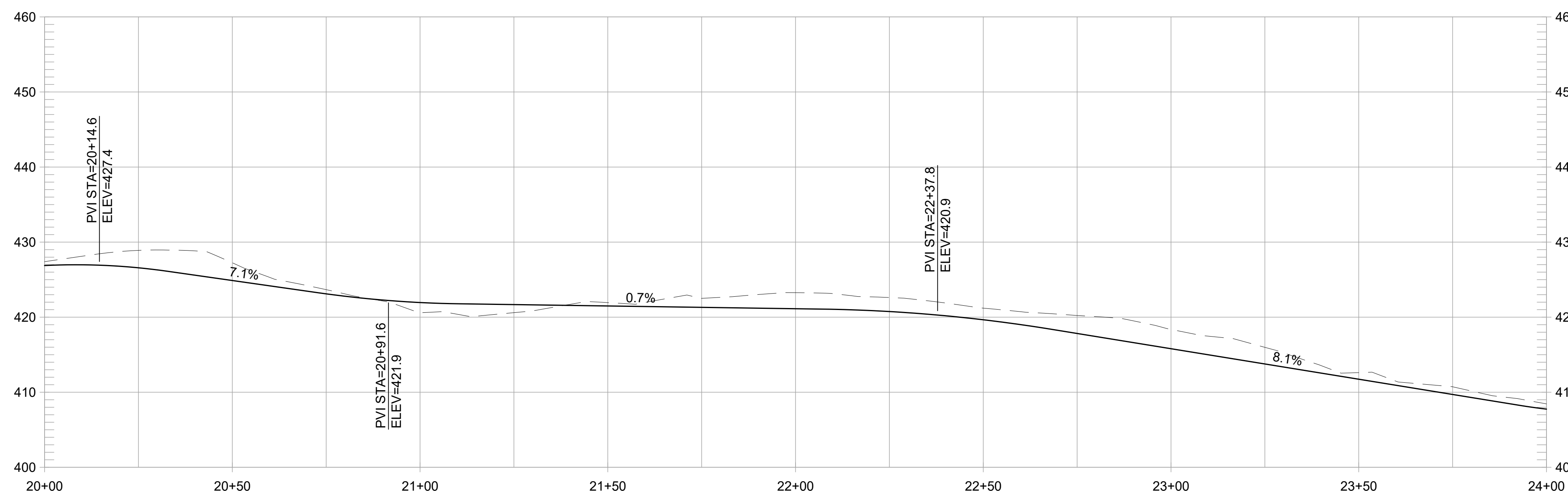
1" = 20'



SCALE IN FEET

**CONSTRUCTION NOTES:**

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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210



**OUTER LOOP TRAIL PROFILE**

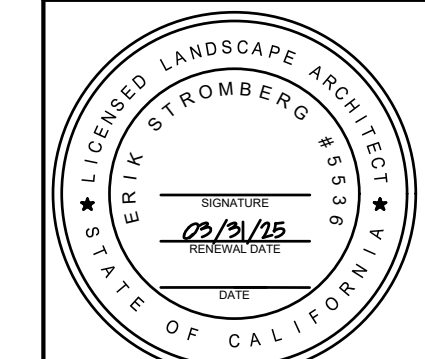
1" = 20' HORIZ, 1" = 10' VERT

REVISIONS	
NO	DATE

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
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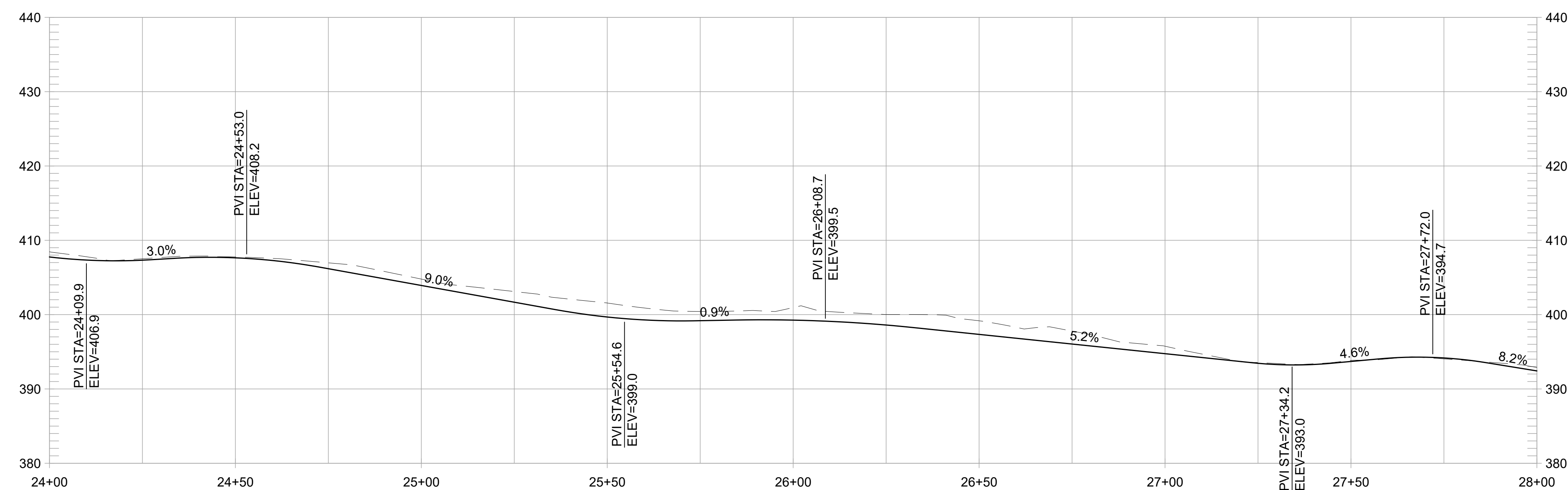
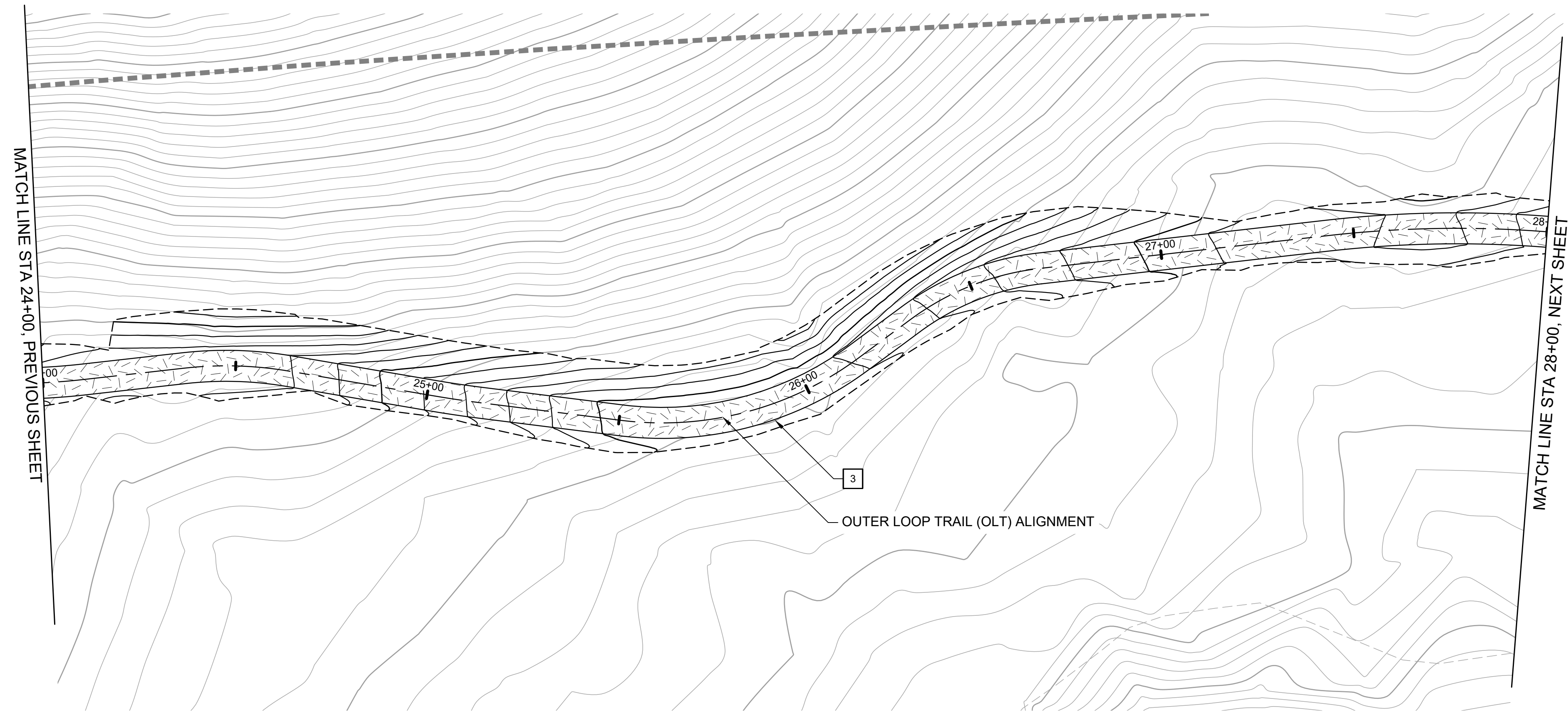
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**L-4.34**  
OF 129

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**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		DESCRIPTION	DATE	APPR
NO				

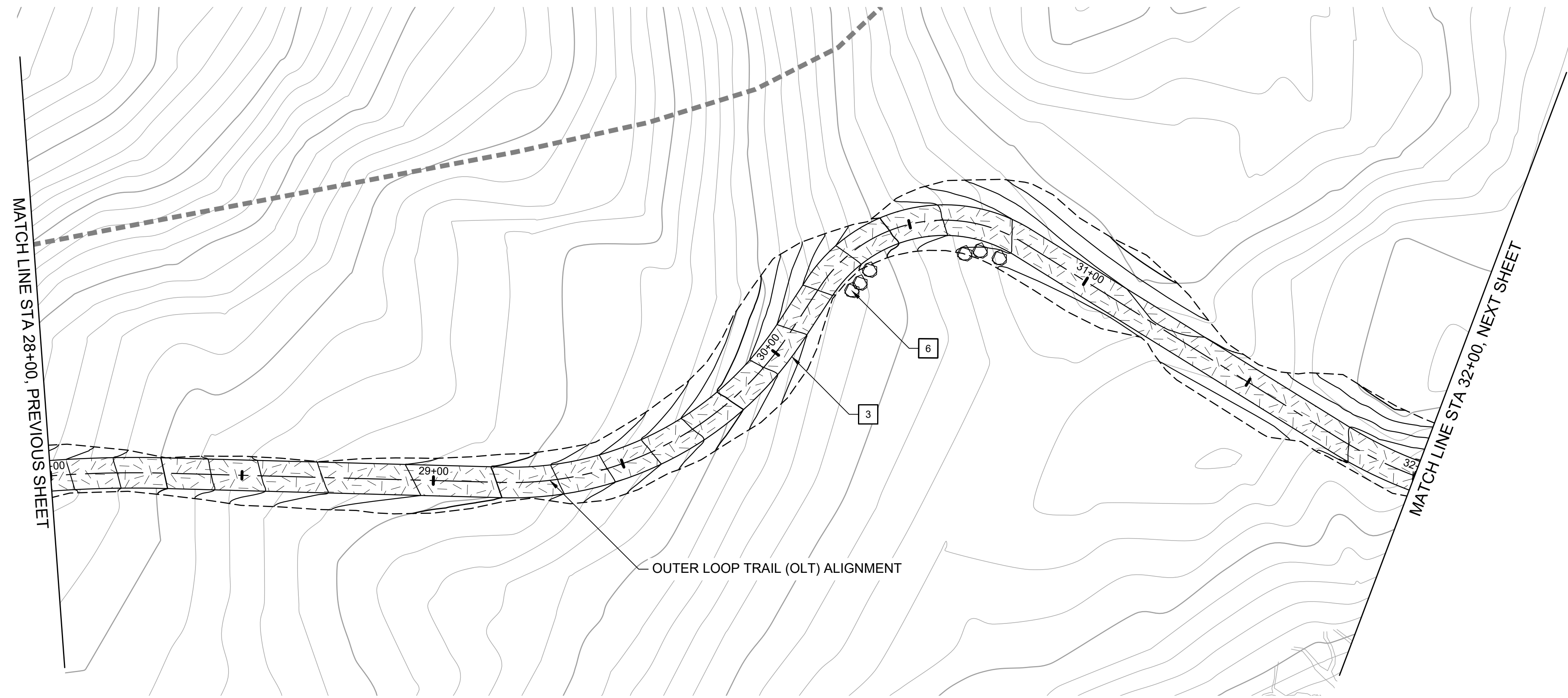
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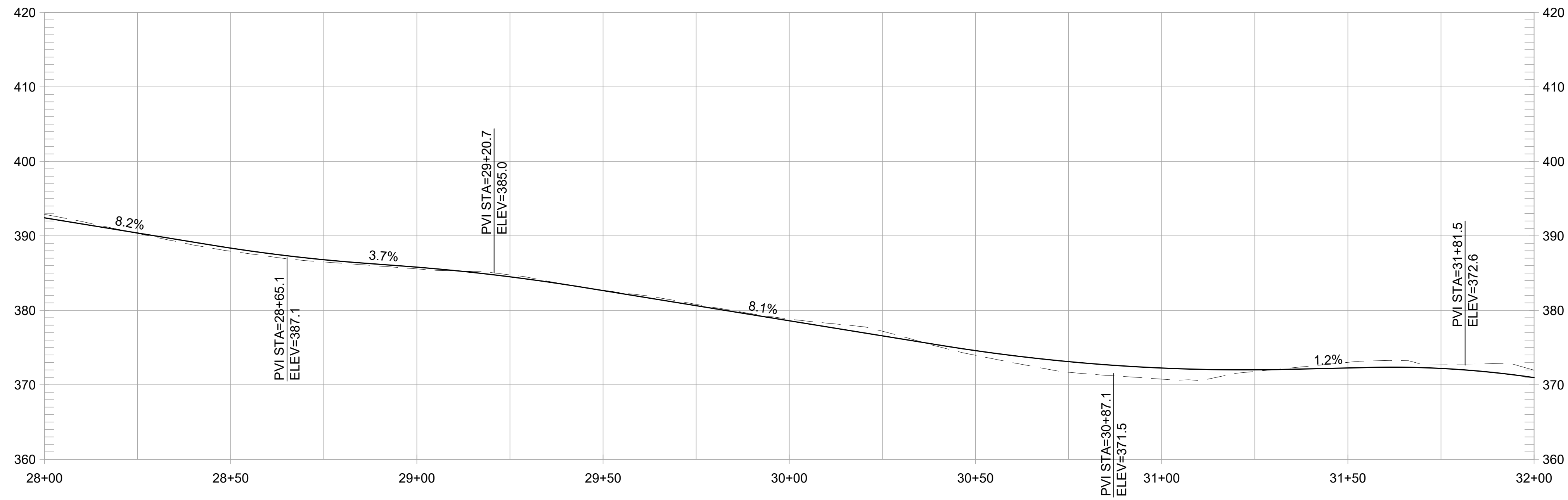
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CHECKED BY ES  
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DATE APRIL 19, 2024  
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210



**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

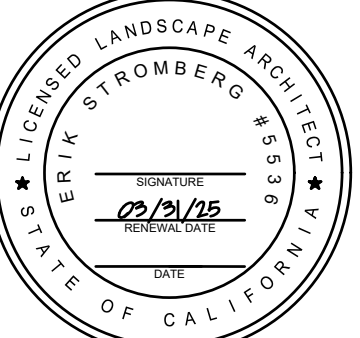
REVISIONS		
NO	DATE	DESCRIPTION

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HABITAT RESTORATION AND PUBLIC ACCESS PLAN

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OLT - PLAN & PROFILE  
(28+00 TO 32+00)

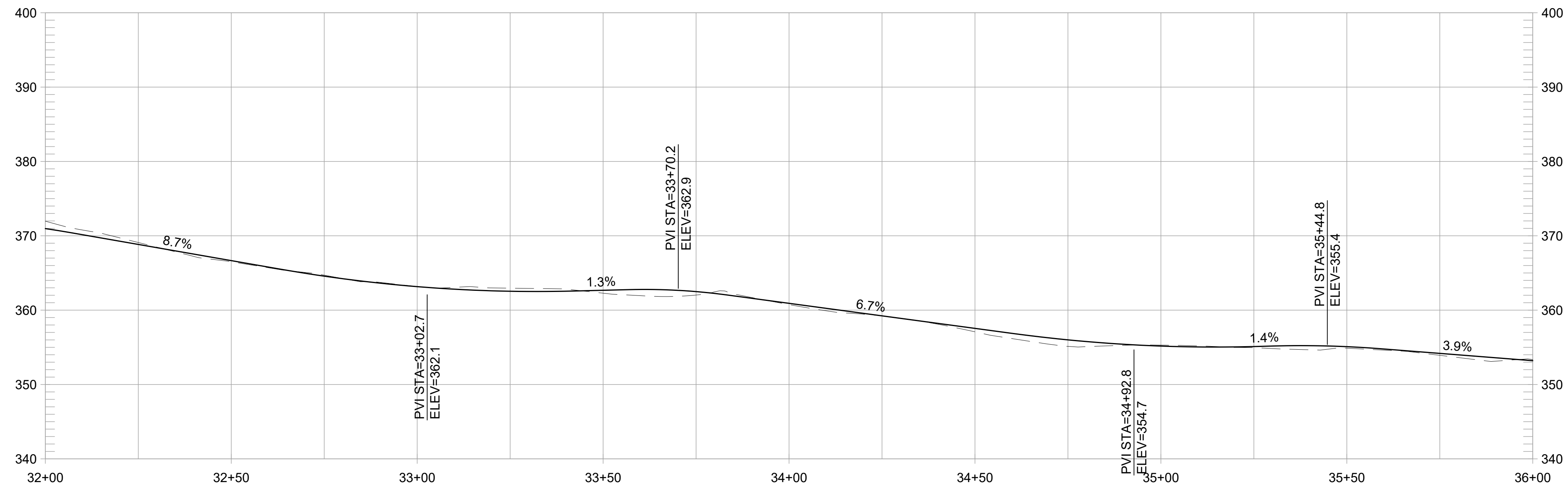
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SCALE 1" = 20'  
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SHEET

**L-4.36**  
OF 129

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**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

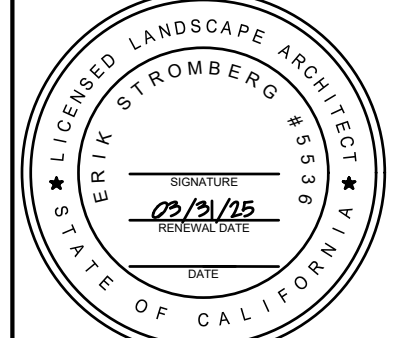
**CONSTRUCTION NOTES:**

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- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS	
NO	DATE

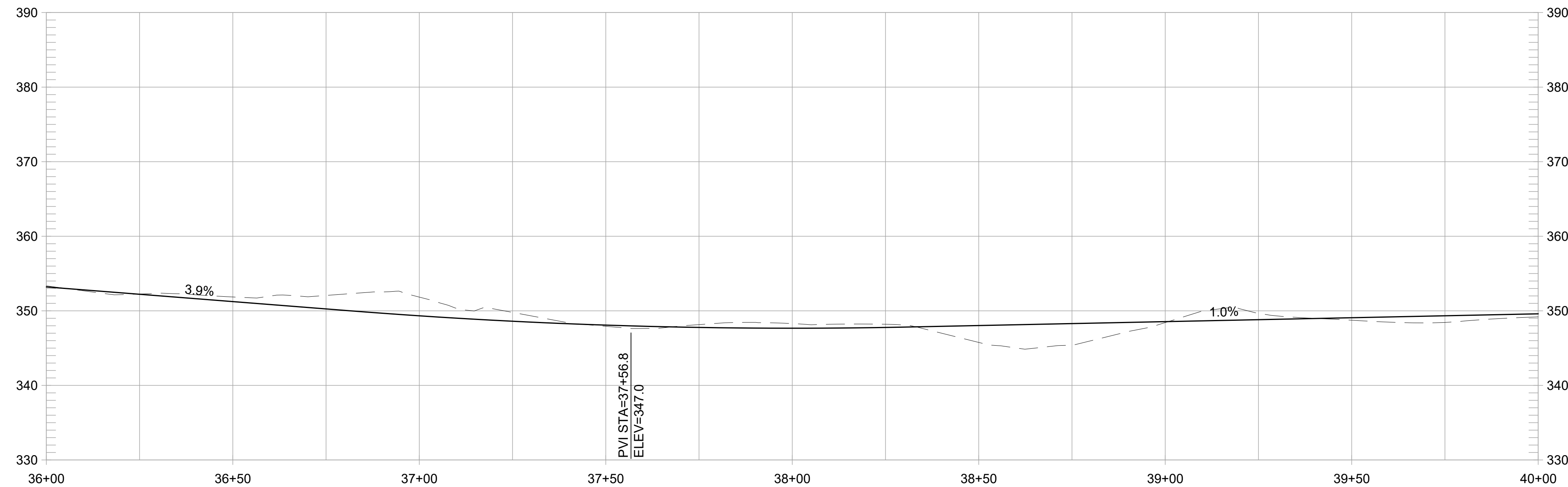
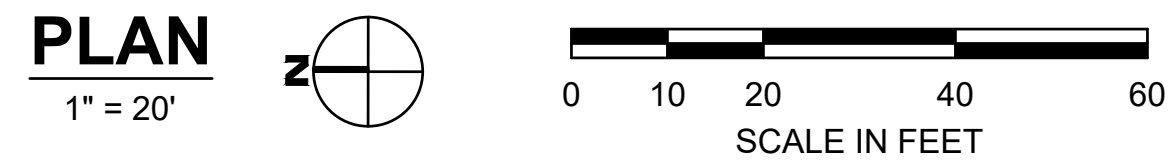
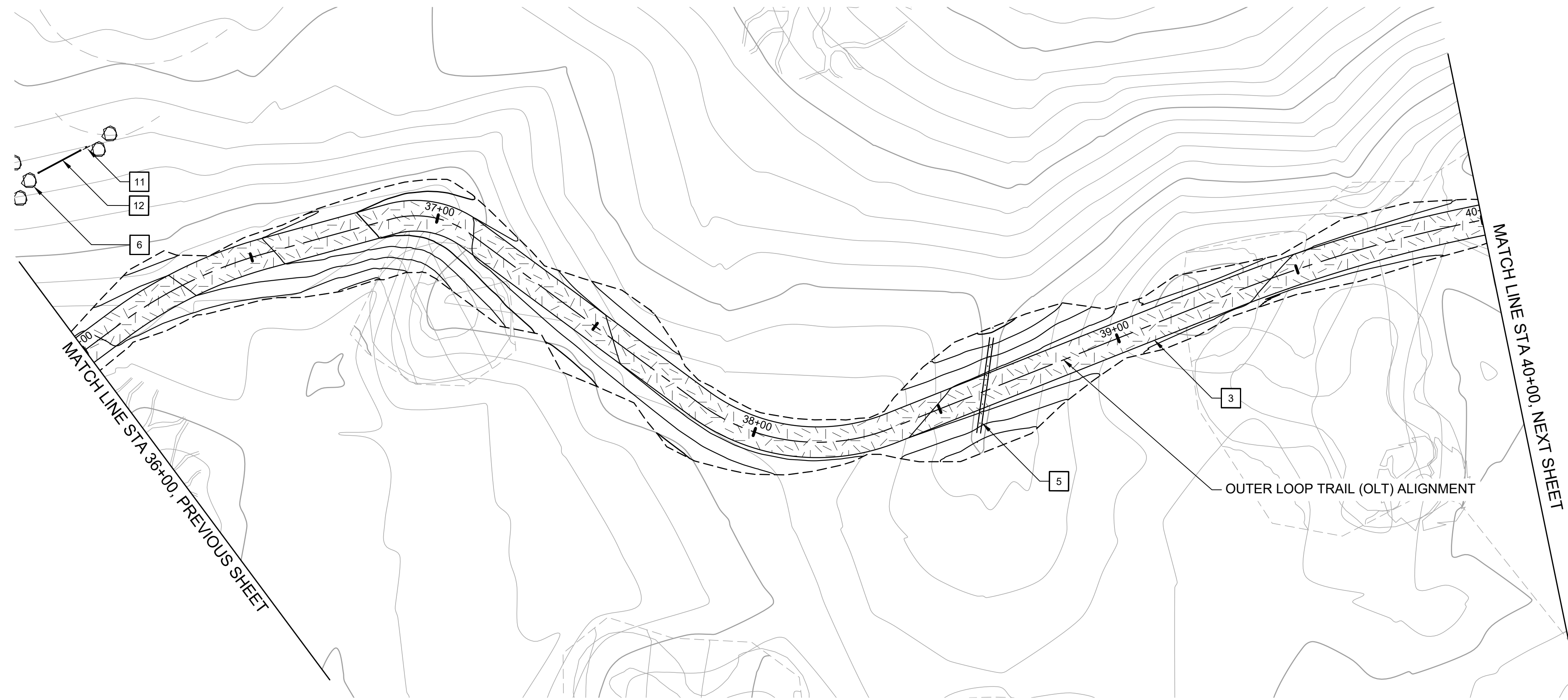
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CHECKED BY ES  
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**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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- 10 INSTALL TRAIL MARKER, EBRPD STD PLAN ###
- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210 TIE INTO EXCLUSION FENCE (BY OTHERS, NOT SHOWN)

REVISIONS	
NO	DATE

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
OLT - PLAN & PROFILE  
(36+00 TO 40+00)



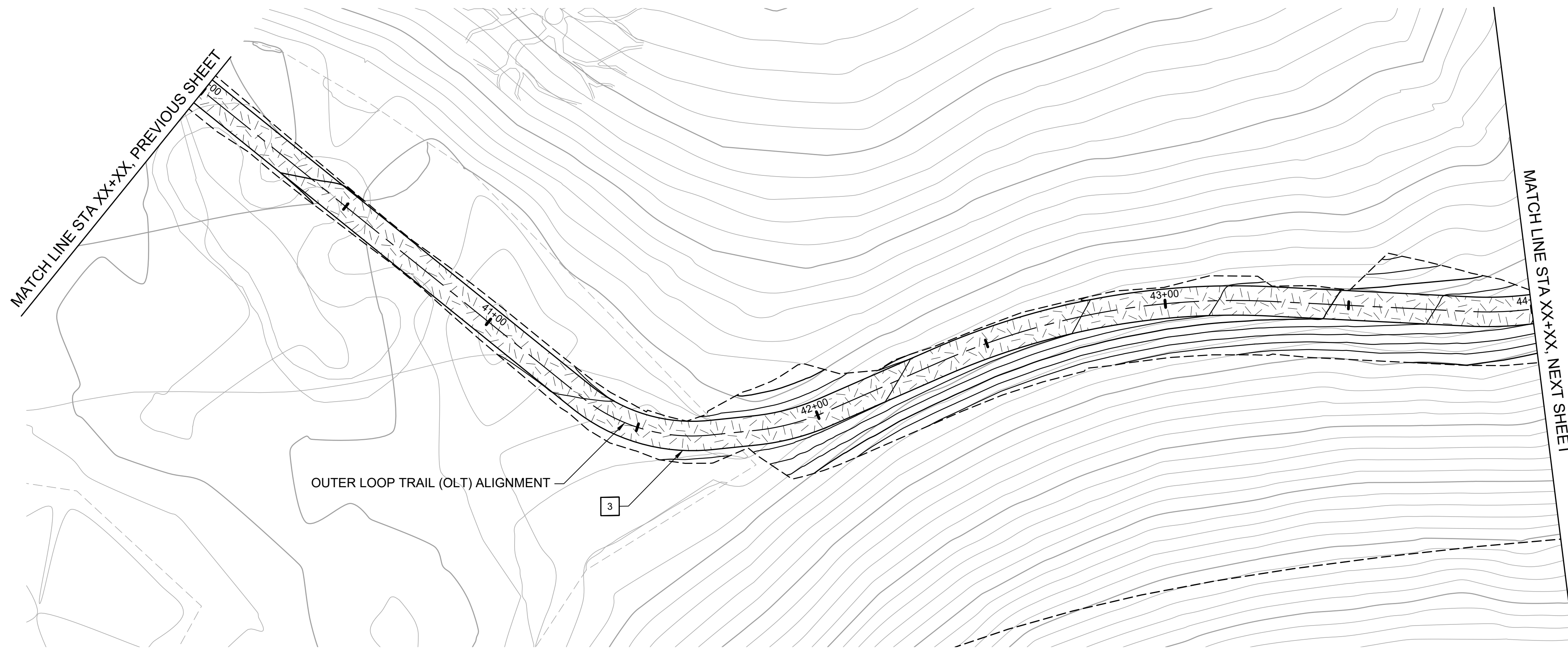
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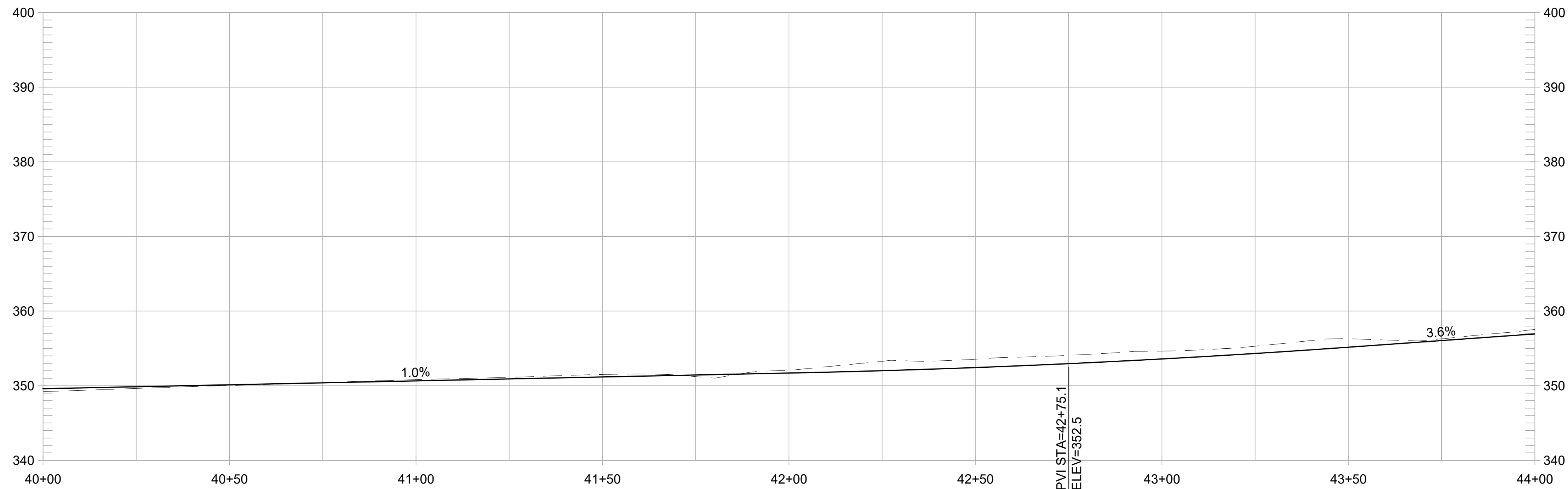
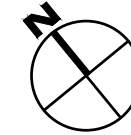
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DRAWN BY MT,ES  
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SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

**L-4.38**

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**PLAN**  
1" = 20'



**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

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- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 OLT - PLAN & PROFILE  
 (40+00 TO 44+00)  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

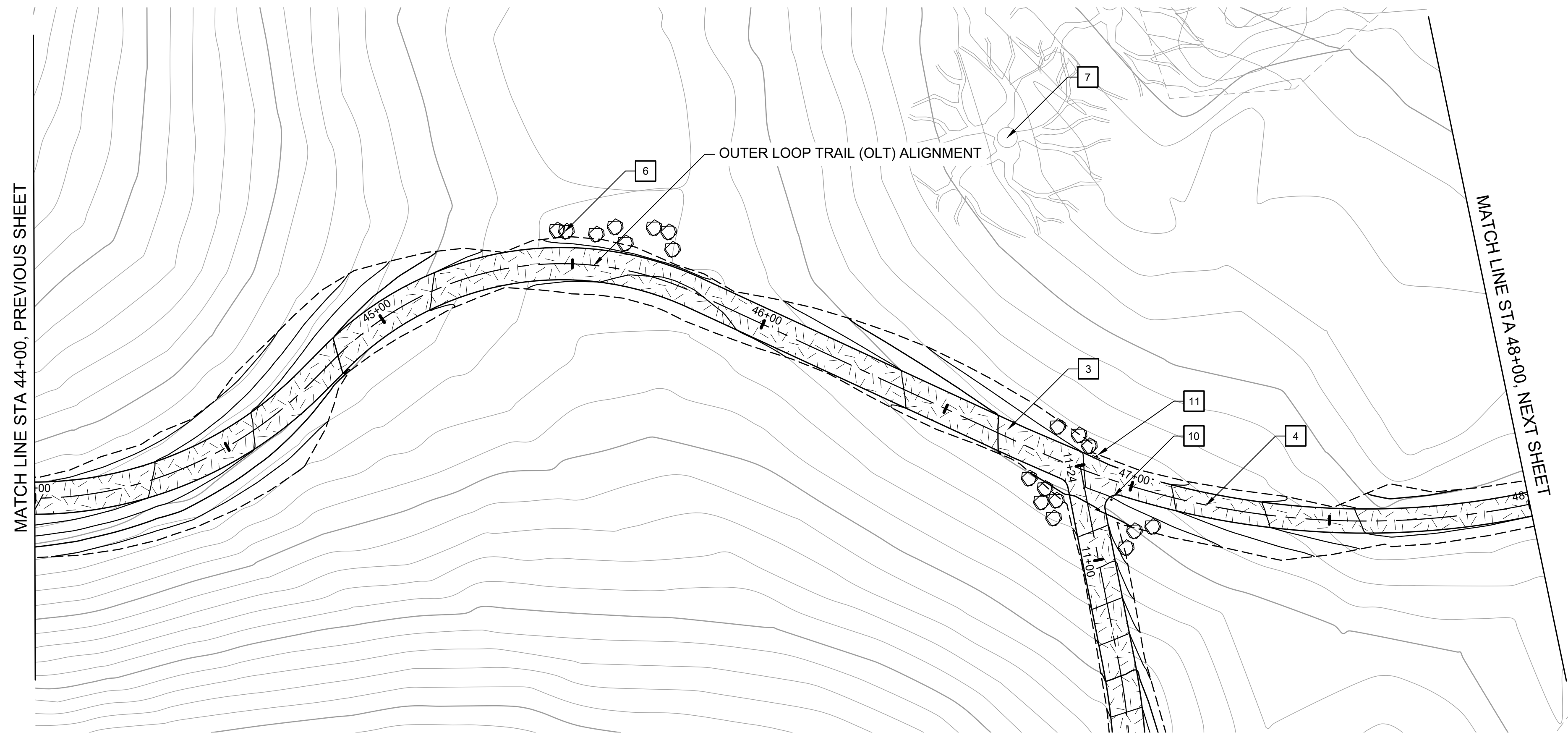


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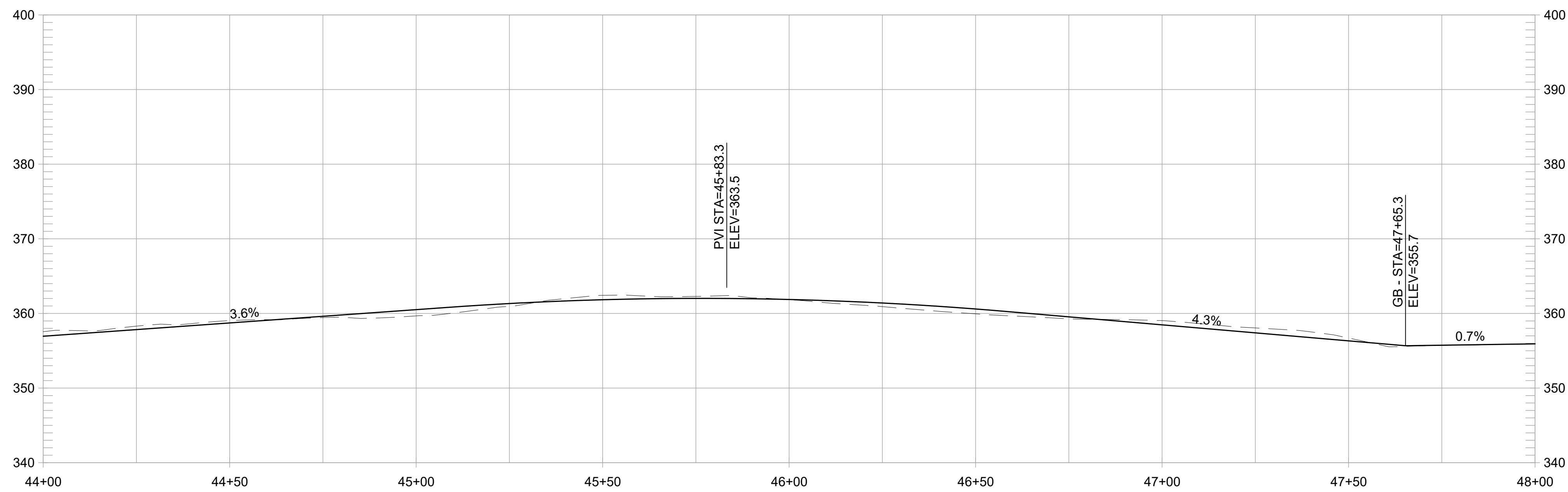


DESIGN BY ES  
 DRAWN BY MT,ES  
 CHECKED BY ES  
 SCALE 1" = 20'  
 DATE APRIL 19, 2024  
 SHEET

**L-4.39**  
OF 129



**PLAN**  
1" = 20'  
SCALE IN FEET



**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

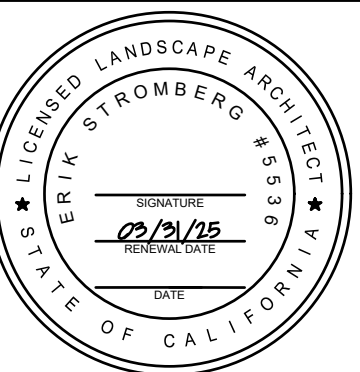
- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
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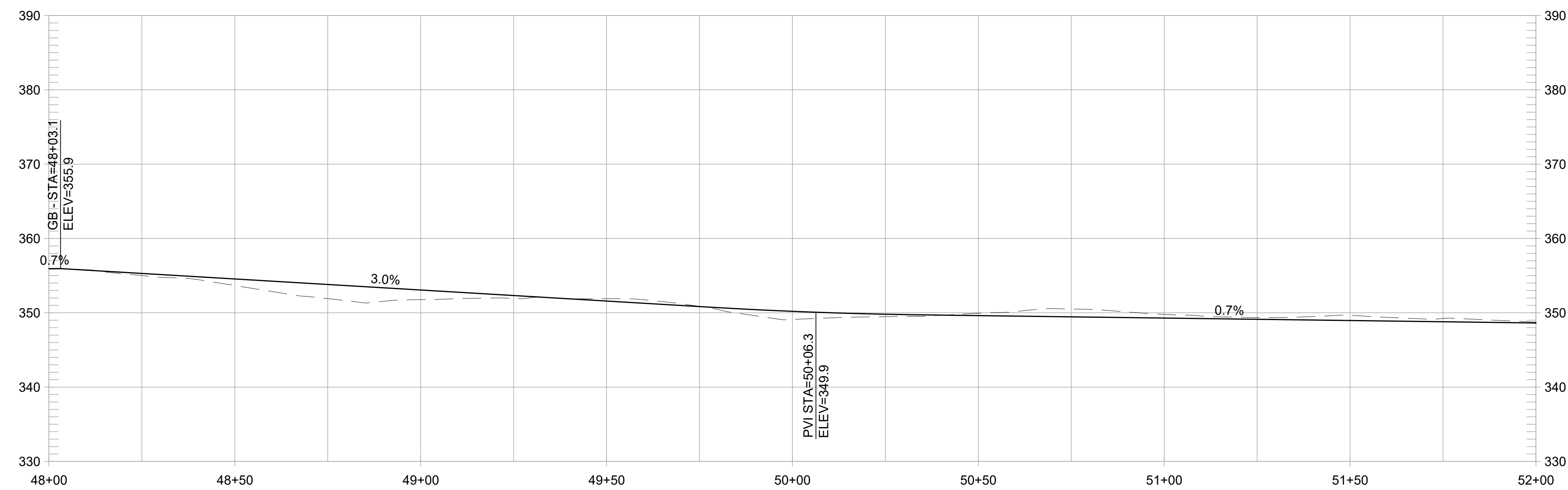
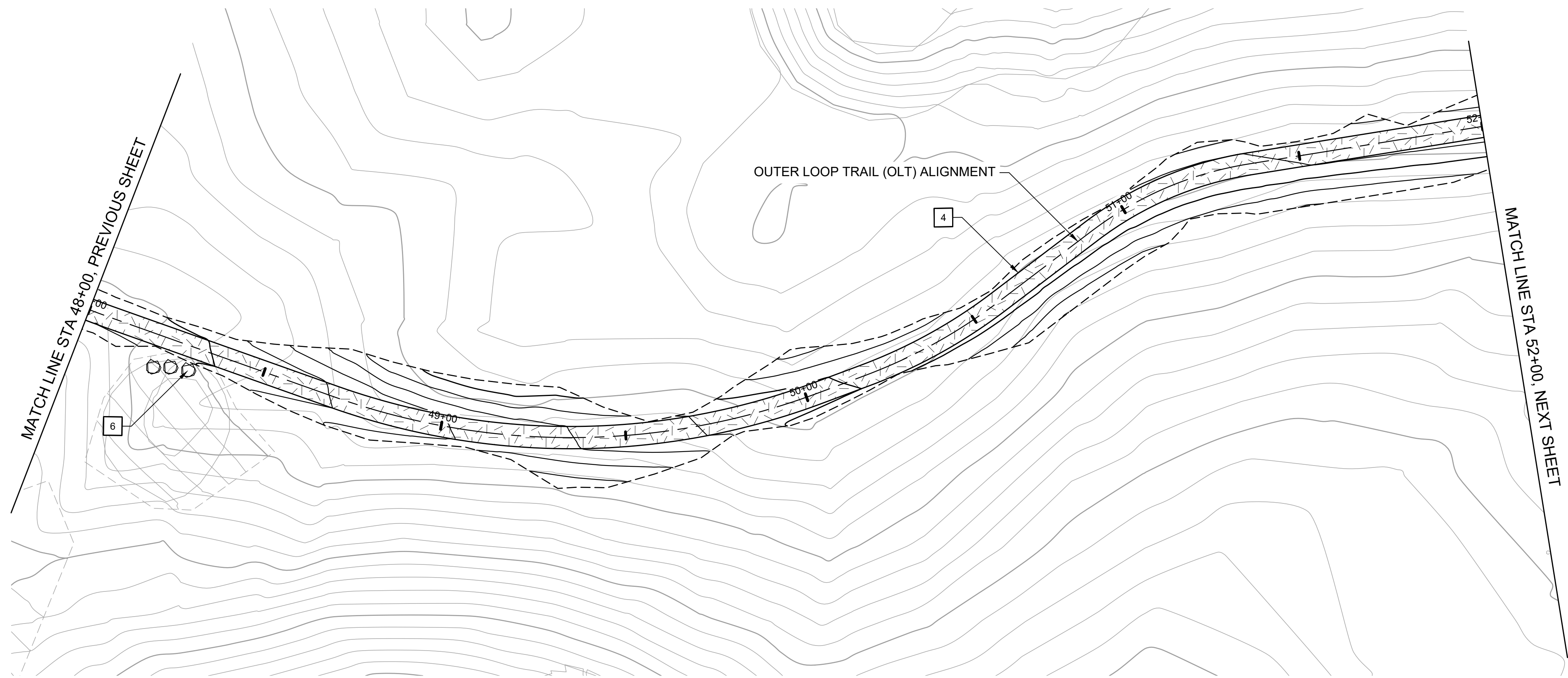


DESIGN BY ES, MT, ES  
DRAWN BY JH, ME, HK  
CHECKED BY MT, ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

**L-4.40**  
OF 129



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**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
- 4 CONSTRUCT 6-FT WIDE EARTHEN TRAIL
- 5 INSTALL 12-INCH HDPE PIPE UNDER TRAIL. EMBED 1" BELOW FLOWLINE AT CHANNEL SLOPE. ADJUST TRAIL GRADING TO ENSURE 18" MIN CHANNEL COVER.
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- 7 PRESERVE AND PROTECT TREE, TYP.
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- 10 INSTALL TRAIL MARKER, EBRPD STD PLAN ###
- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

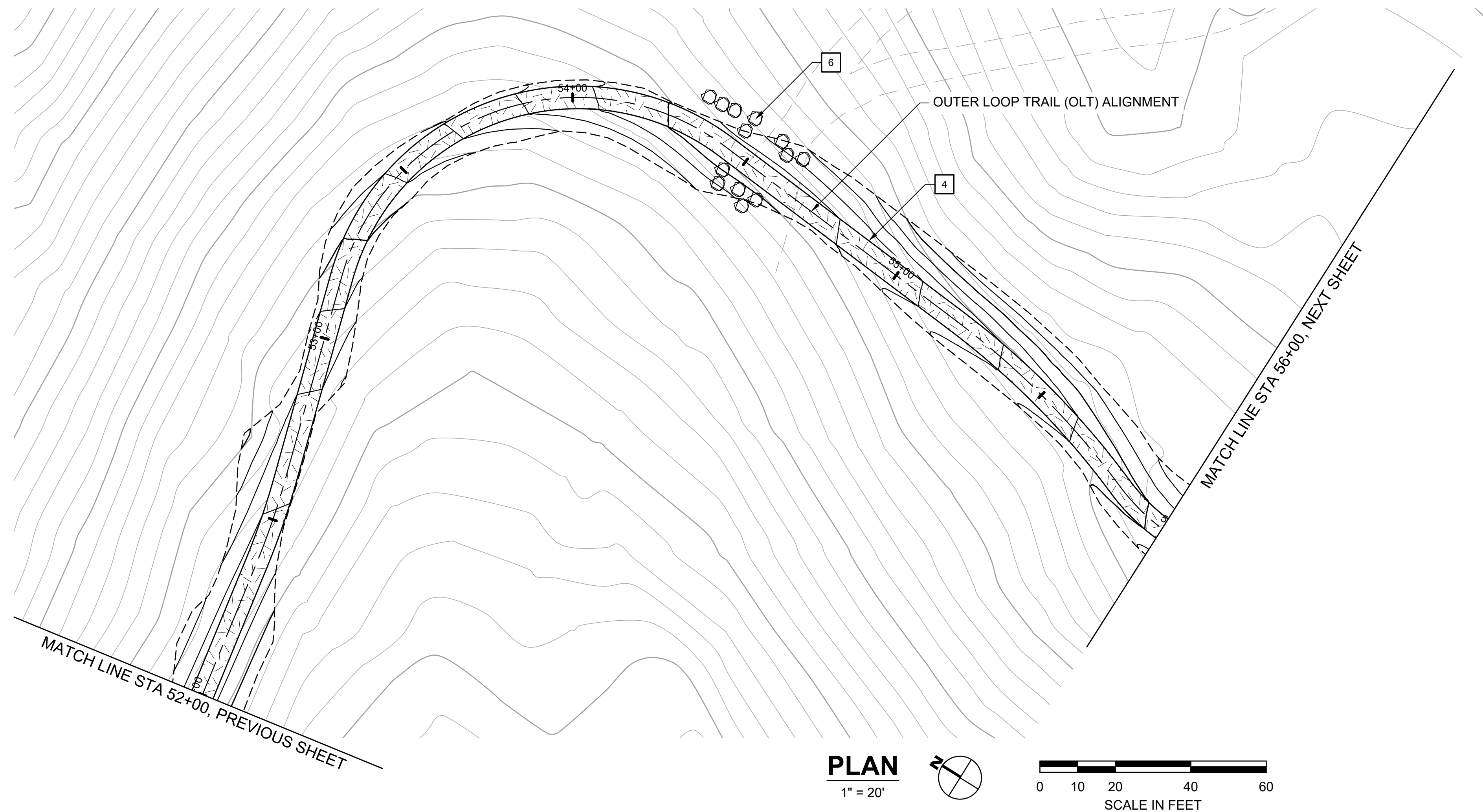
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HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
OLT - PLAN & PROFILE (48+00 TO 52+00)

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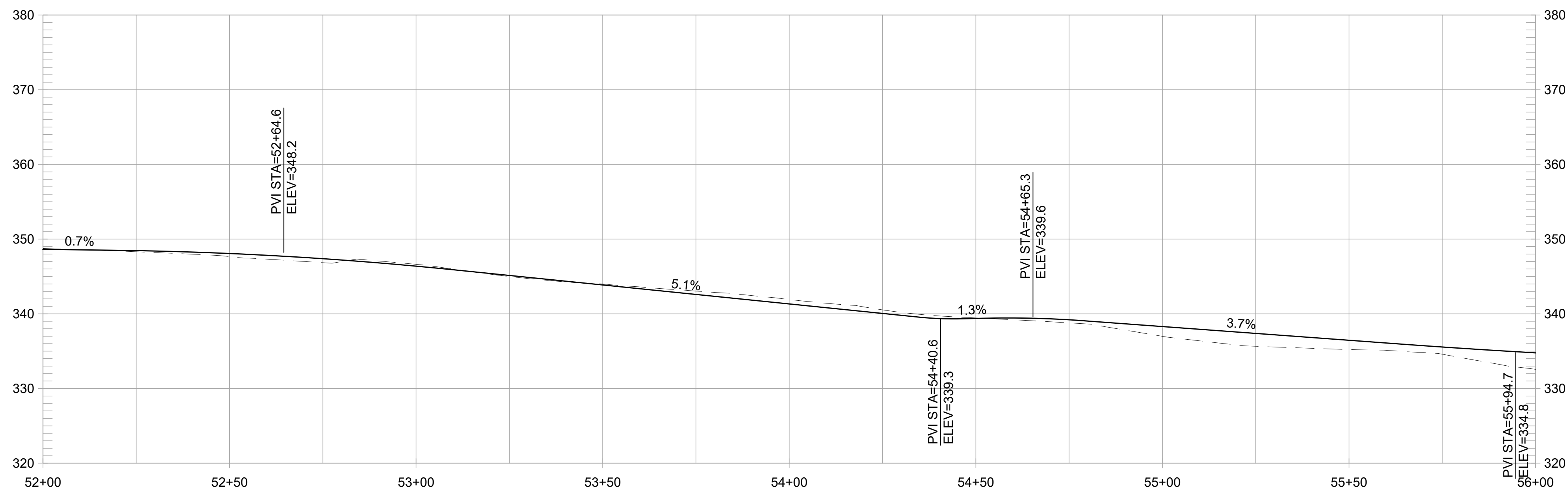
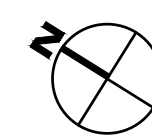


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DRAWN BY MT,ES  
CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

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**PLAN**  
1" = 20'



**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

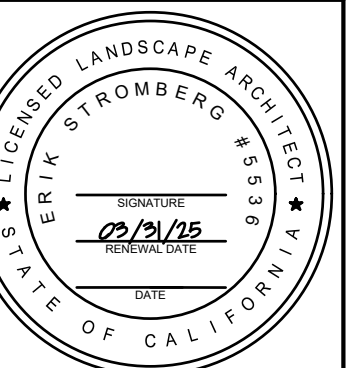
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- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
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- 10 INSTALL TRAIL MARKER, EBRPD STD PLAN ###
- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
OLT - PLAN & PROFILE  
(52+00 TO 56+0)



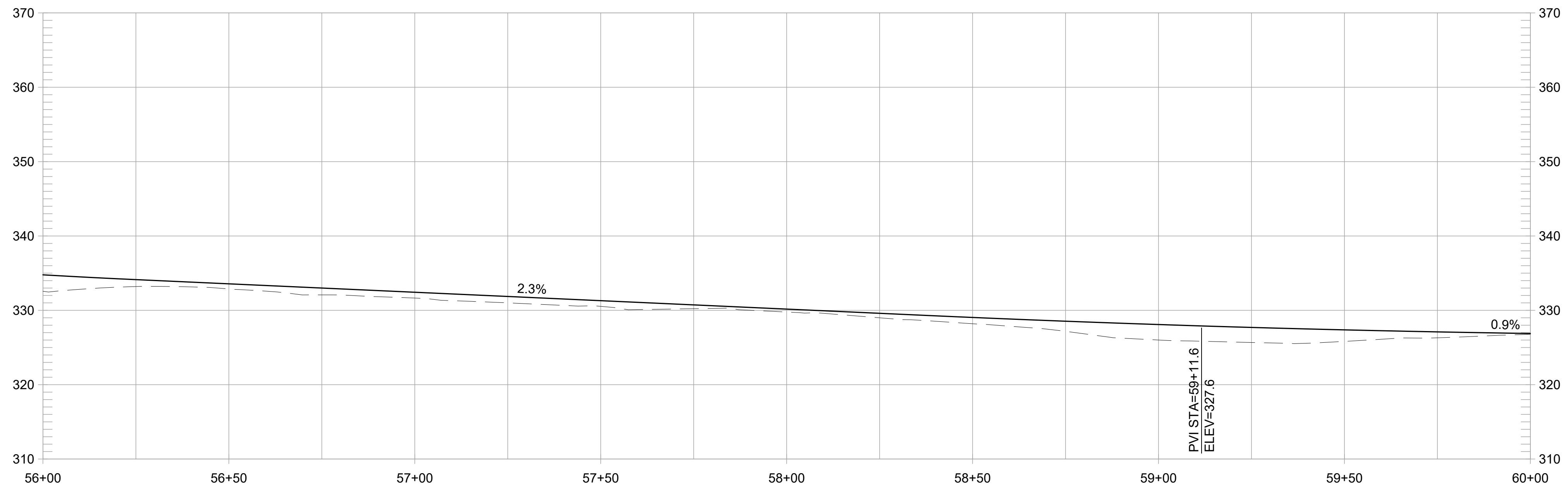
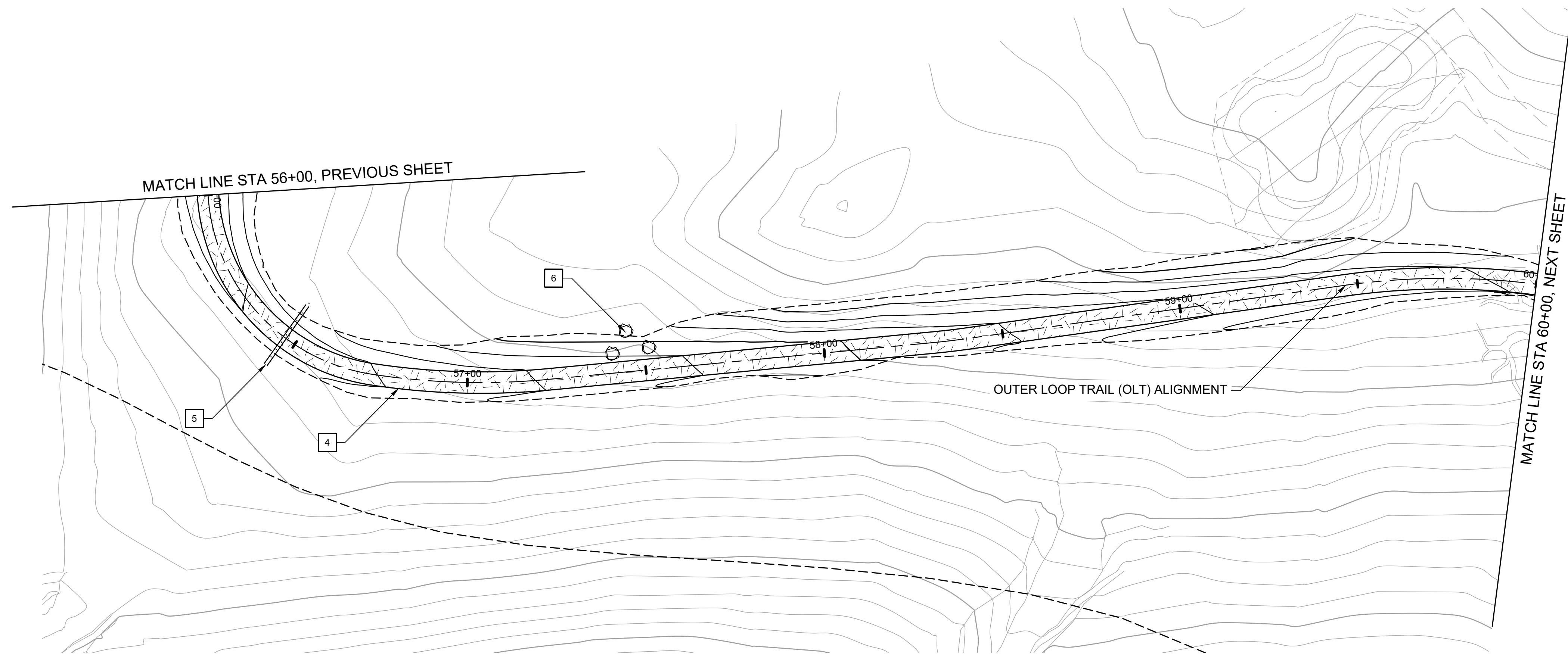
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DESIGN BY ES  
DRAWN BY MT,ES  
CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
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**L-4.42**  
OF 129

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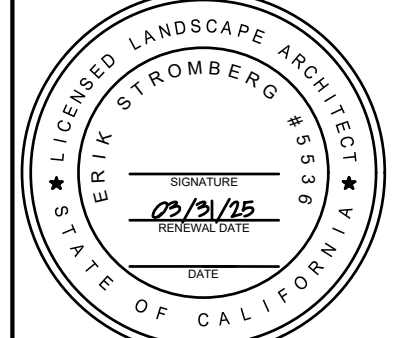
**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
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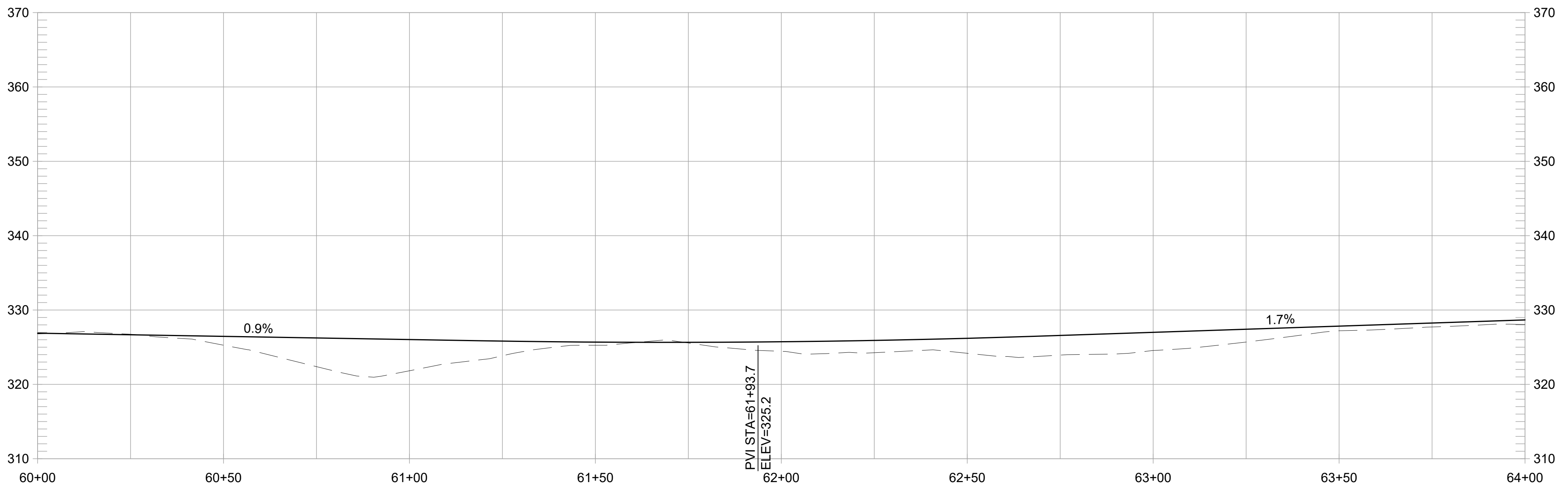
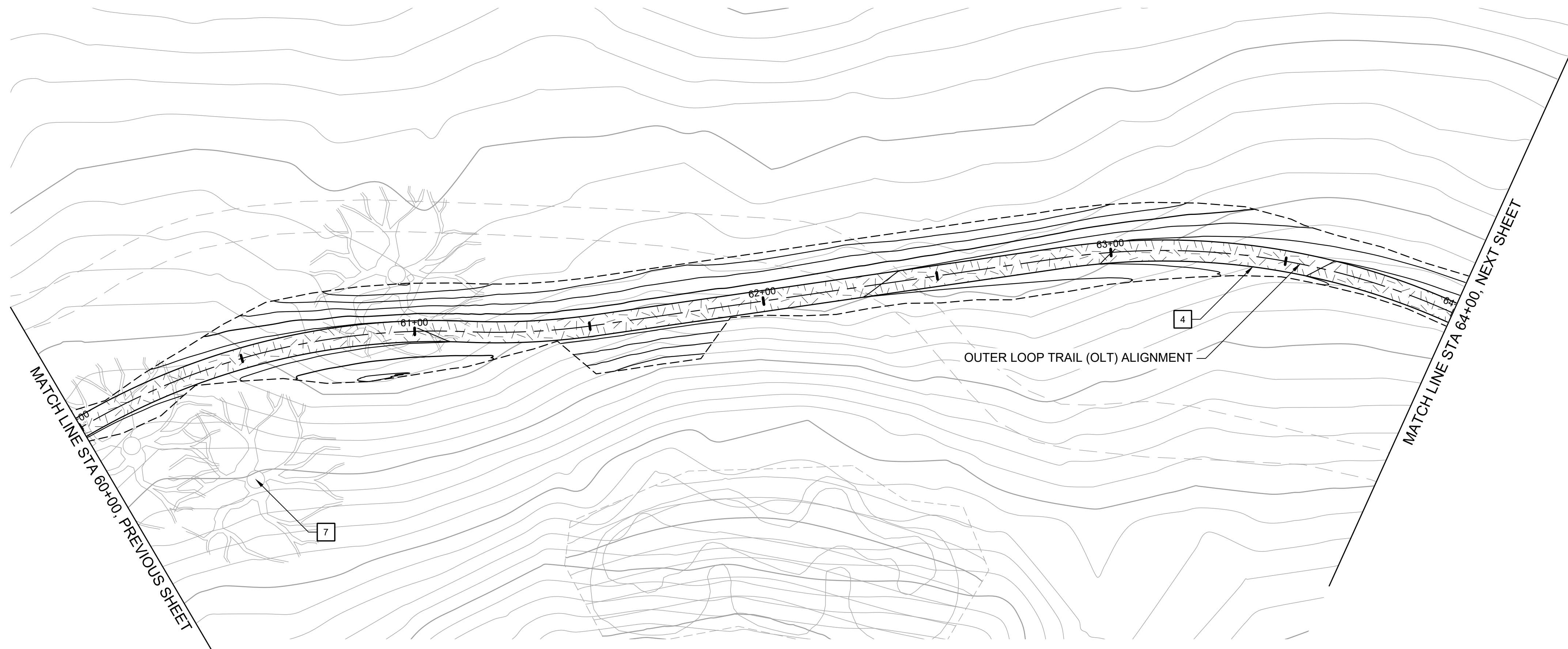
REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION) | OLT - PLAN & PROFILE (56+00 TO 60+00)



DESIGN BY ES  
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**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
- 4 CONSTRUCT 6-FT WIDE EARTHEN TRAIL
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- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS	
NO	DATE

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN

65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

OLT - PLAN & PROFILE  
(60+00 TO 64+00)

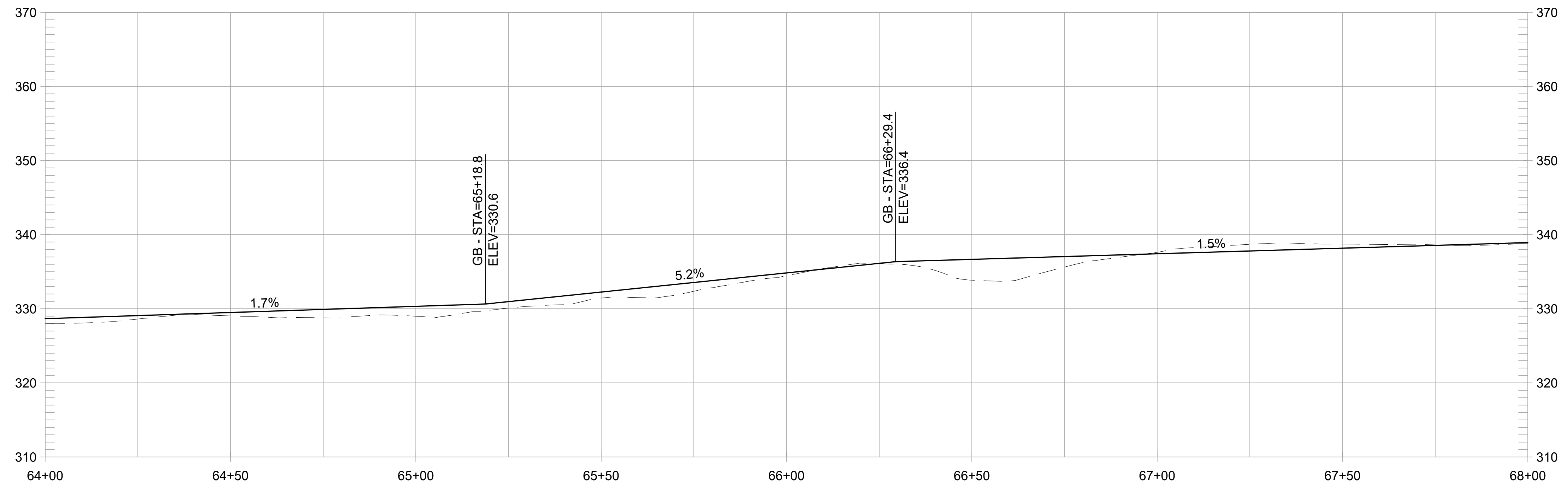
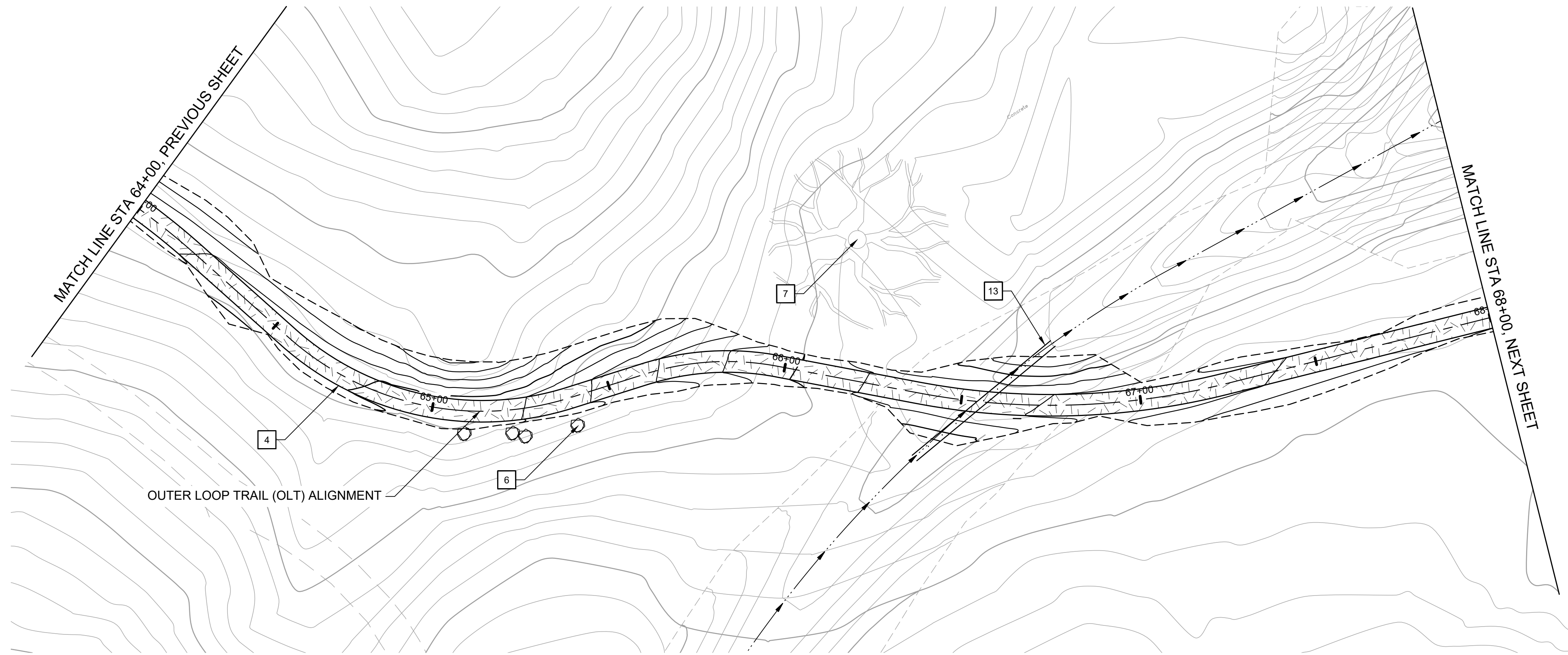


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**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210
- 13 INSTALL 24-INCH HDPE PIPE UNDER TRAIL. EMBED 1" BELOW FLOWLINE AT CHANNEL SLOPE. ADJUST TRAIL GRADING TO ENSURE 18" MIN CHANNEL COVER.

REVISIONS		DESCRIPTION	DATE	NO.	APPR.

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
OLT - PLAN & PROFILE  
(64+00 TO 68+00)

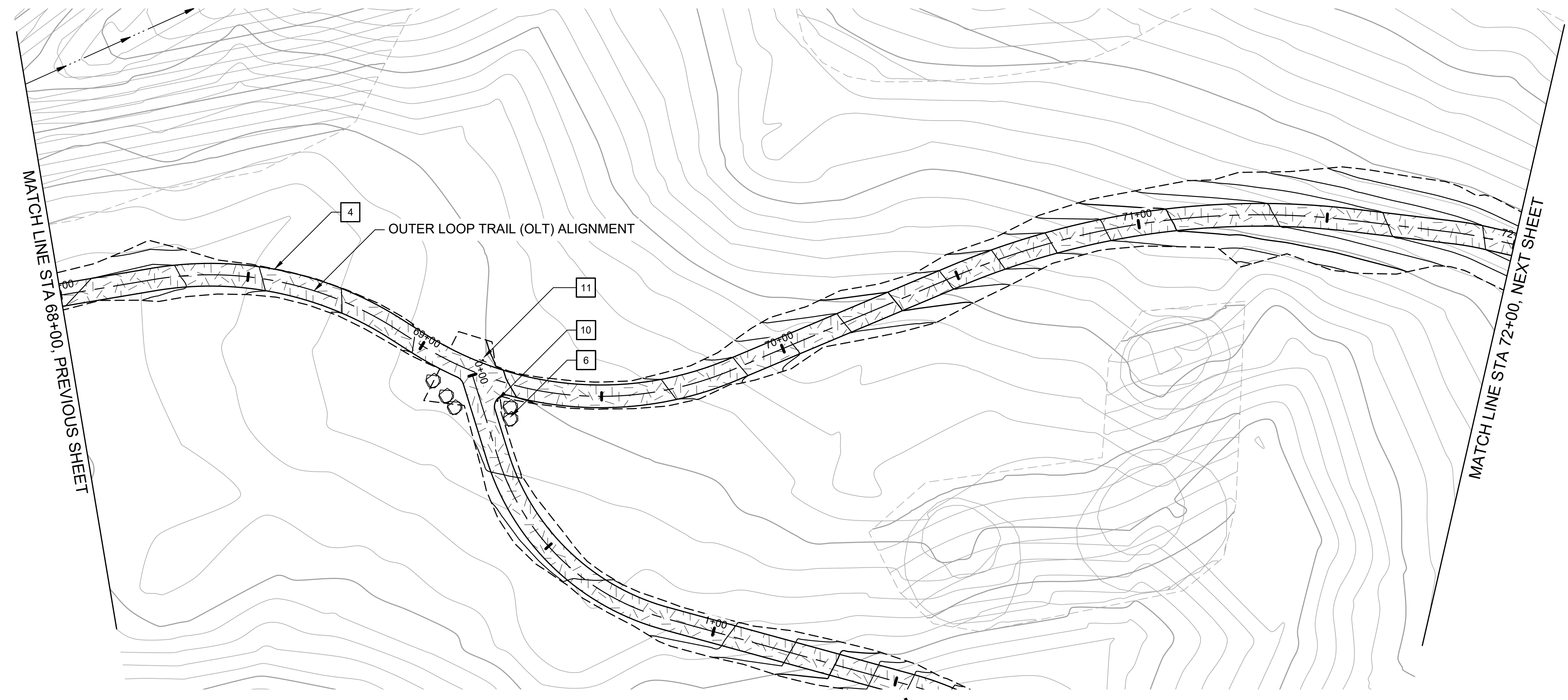


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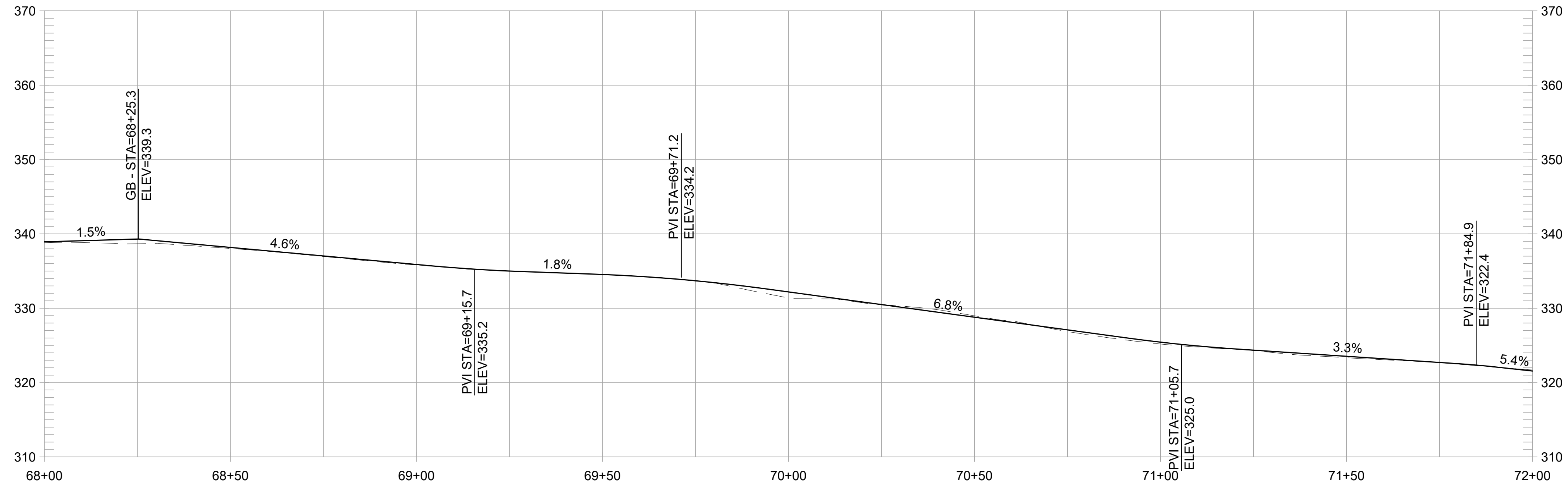


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CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
SHEET

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**PLAN**  
1" = 20'  
SCALE IN FEET



**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		
NO	DATE	DESCRIPTION

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OLT - PLAN & PROFILE  
(68+00 TO 72+00)



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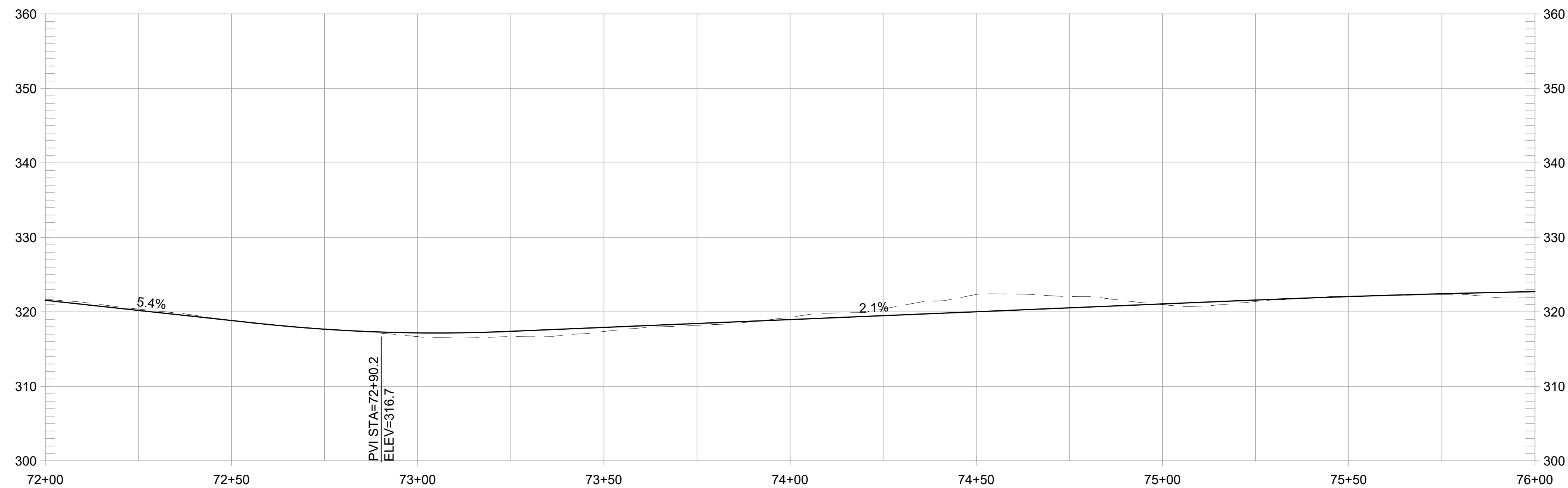


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CHECKED BY	ES
SCALE	1" = 20'
DATE	APRIL 19, 2024
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**PLAN**  
1" = 20'



**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

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**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 OLT - PLAN & PROFILE  
 (72+00 TO 76+00)  
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 (NOT FOR CONSTRUCTION)

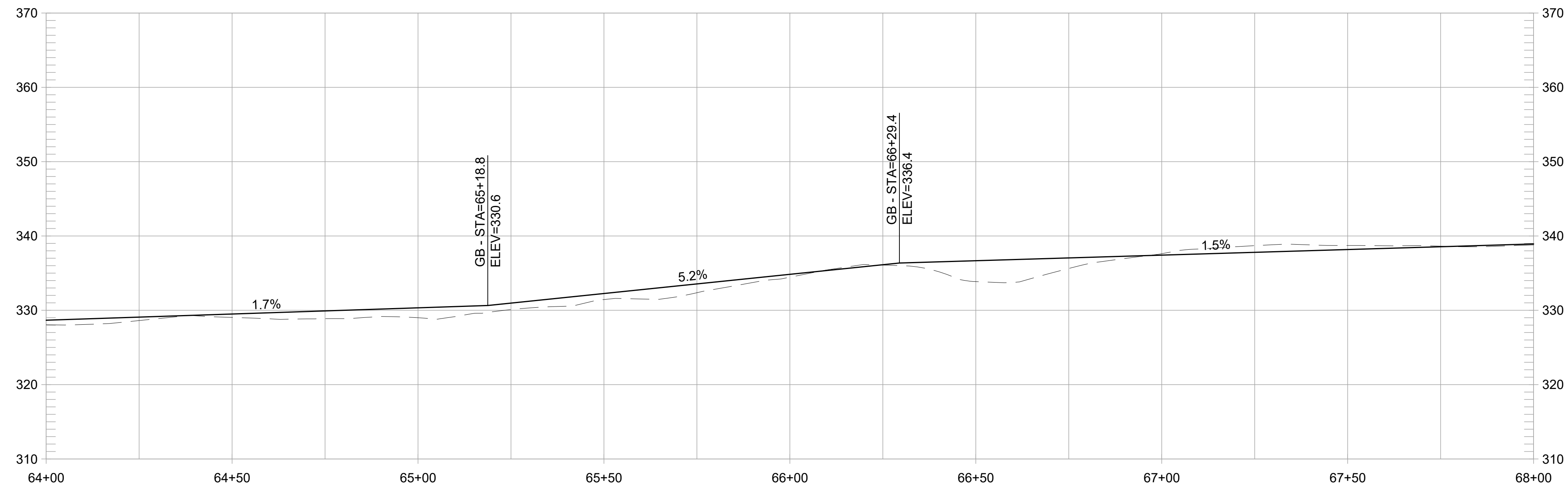
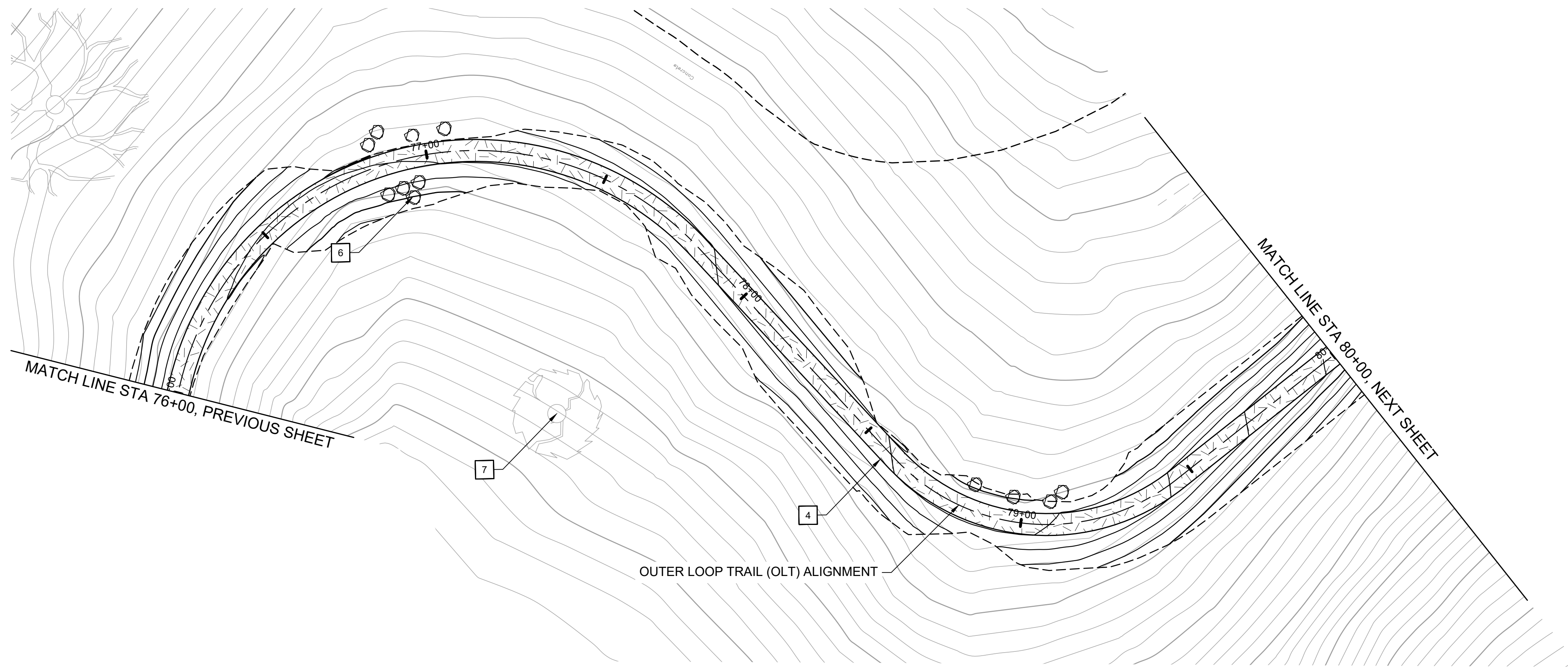
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CHECKED BY	ES
SCALE	1" = 20'
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**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN

65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

OLT - PLAN & PROFILE  
(76+00 TO 80+00)

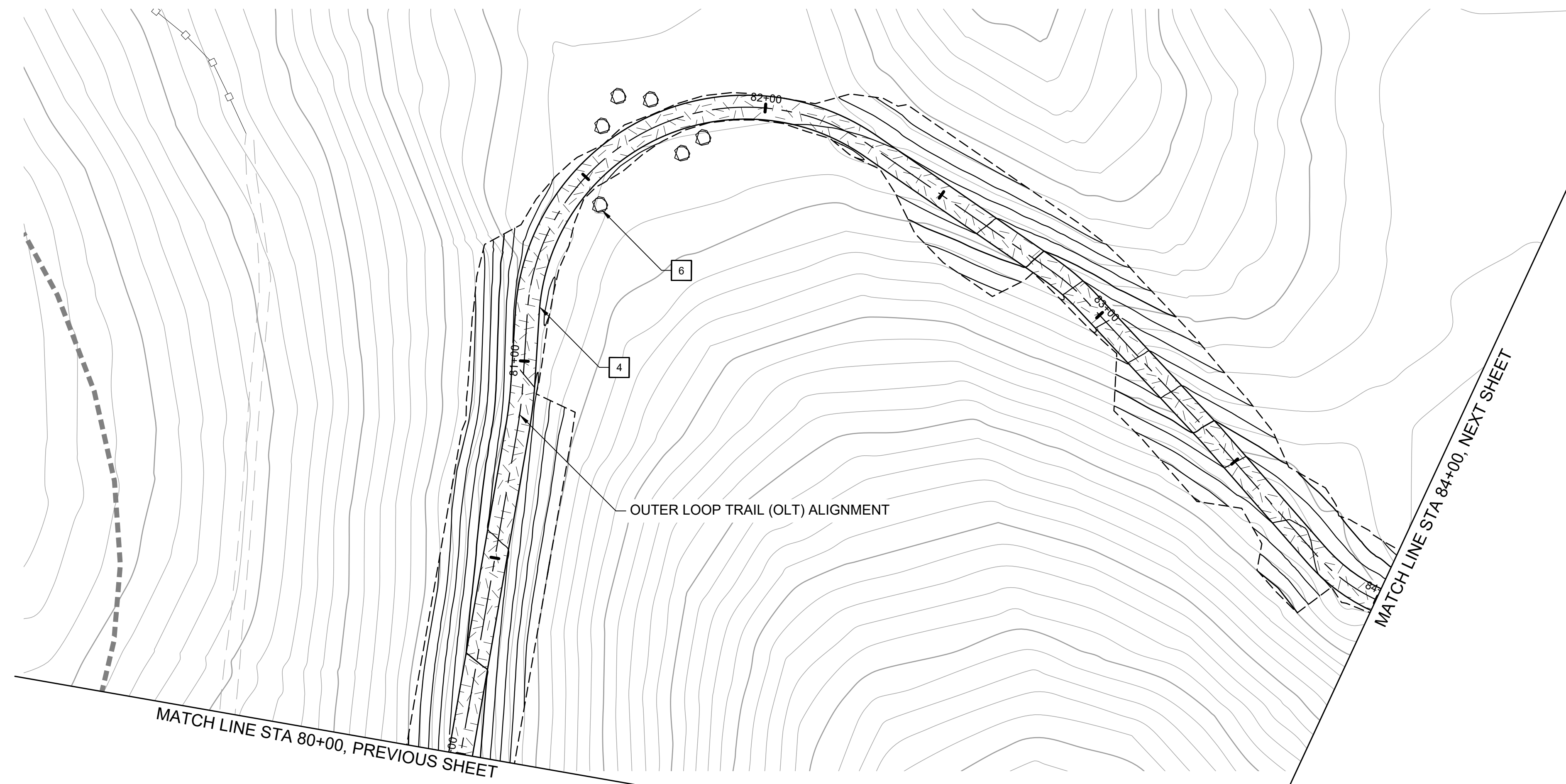
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DESIGN BY ES  
DRAWN BY MT,ES  
CHECKED BY ES  
SCALE 1" = 20'  
DATE APRIL 19, 2024  
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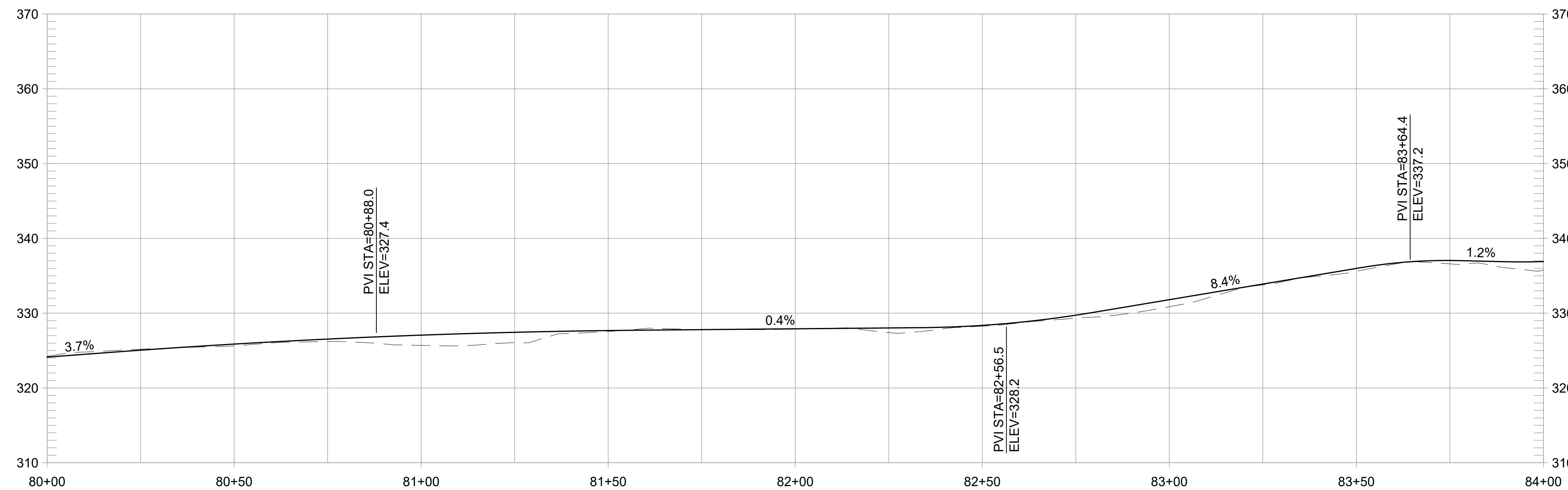


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**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION) | OLT - PLAN & PROFILE (80+00 TO 84+00)

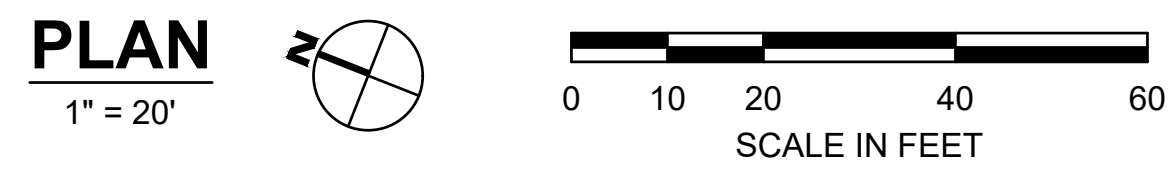
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DESIGN BY ES  
DRAWN BY MT,ES  
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SCALE 1" = 20'  
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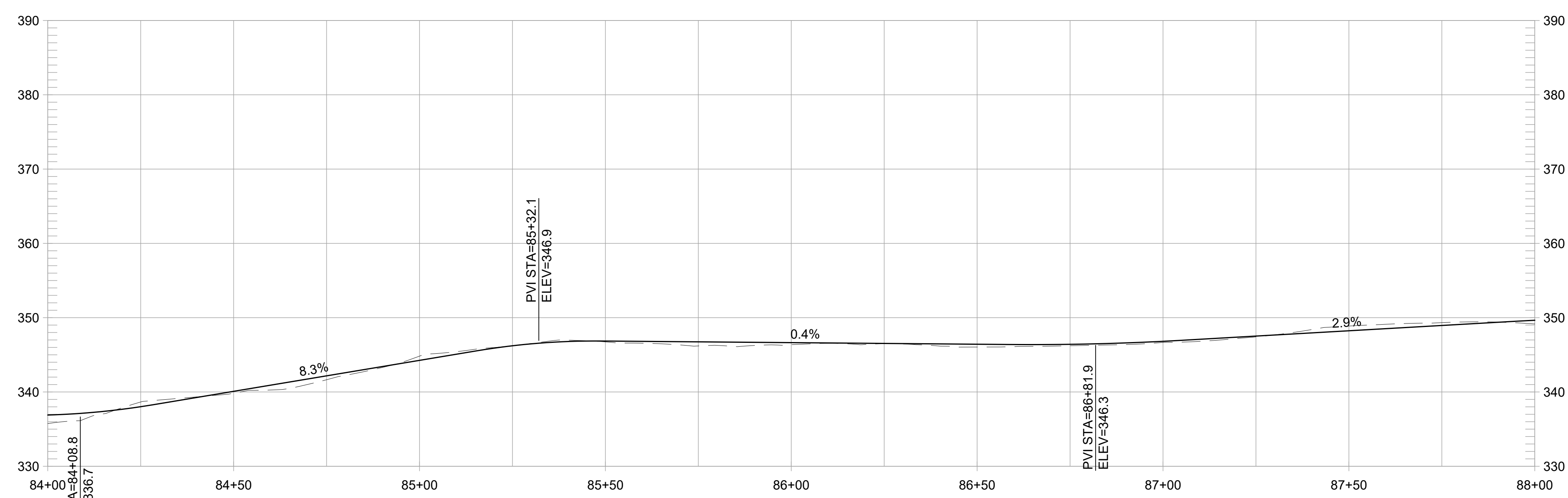
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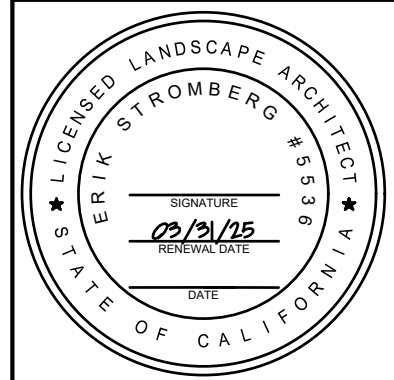


**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

REVISIONS		
NO.	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)  
 OLT - PLAN & PROFILE  
 (84+00 TO 88+00)

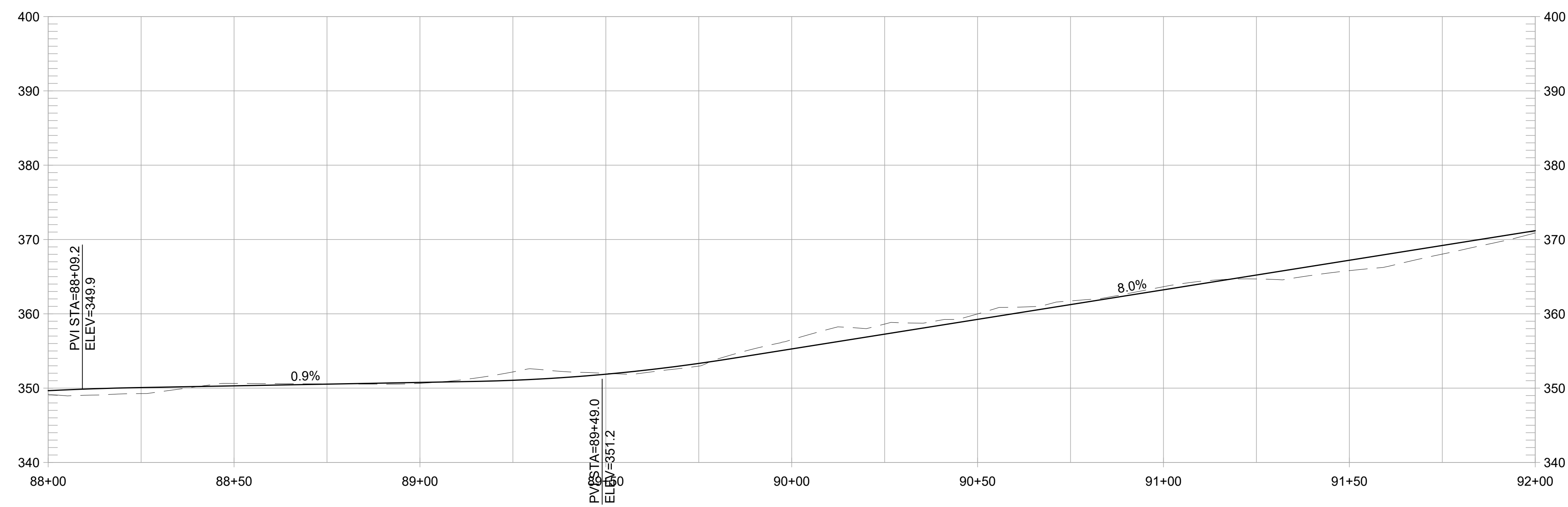
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**L-4.50**  
 OF 129

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**CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- 2 CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
- 4 CONSTRUCT 6-FT WIDE EARTHEN TRAIL
- 5 INSTALL 12-INCH HDPE PIPE UNDER TRAIL. EMBED 1" BELOW FLOWLINE AT CHANNEL SLOPE. ADJUST TRAIL GRADING TO ENSURE 18" MIN CHANNEL COVER.
- 6 PLACE SITE BOULDER, FOLLOW APPROVED MOCK-UP
- 7 PRESERVE AND PROTECT TREE, TYP.
- 8 INSTALL INFORMATION PANEL, EBRPD STD PLAN 305
- 9 INSTALL WAYSIDE PANEL, EBRPD STD PLAN ###
- 10 INSTALL TRAIL MARKER, EBRPD STD PLAN ###
- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

REVISIONS		APPR
NO	DATE	DESCRIPTION

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN

65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)

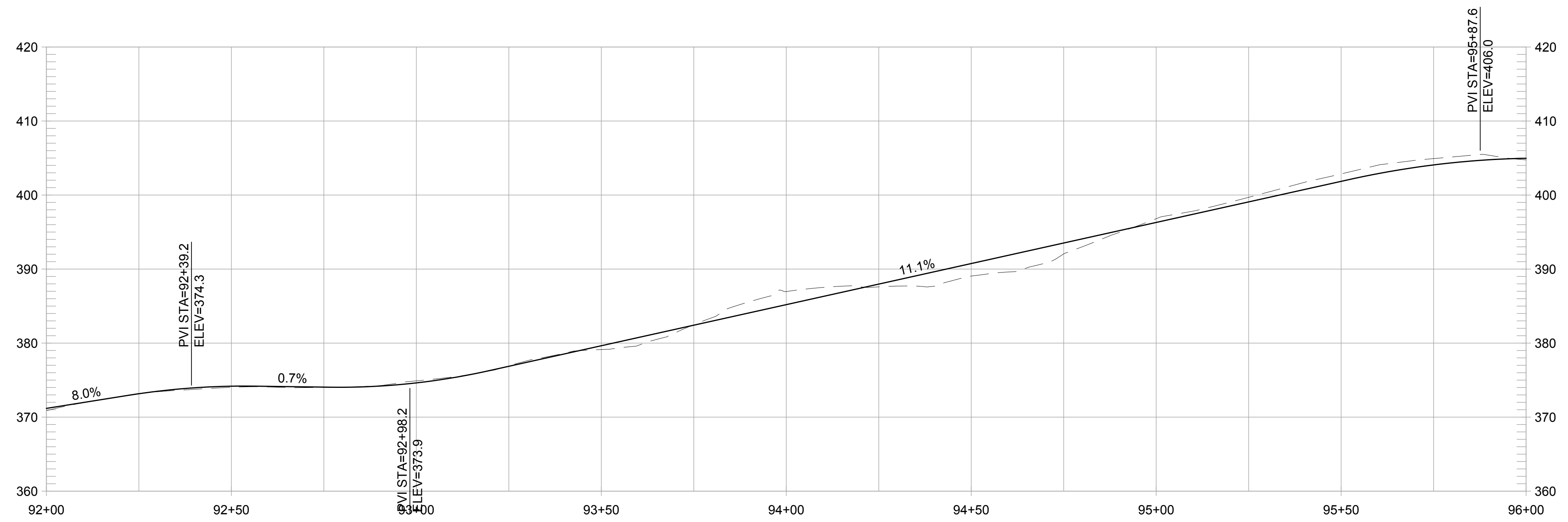
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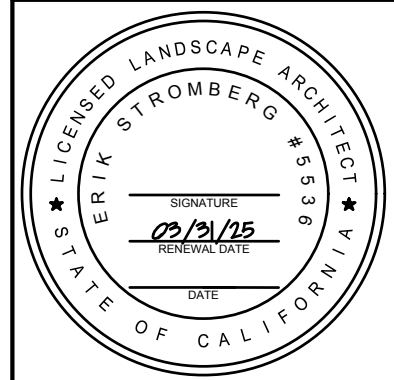
**OUTER LOOP TRAIL PROFILE**  
1" = 20' HORIZ, 1" = 10' VERT

**CONSTRUCTION NOTES:**

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REVISIONS		APPR
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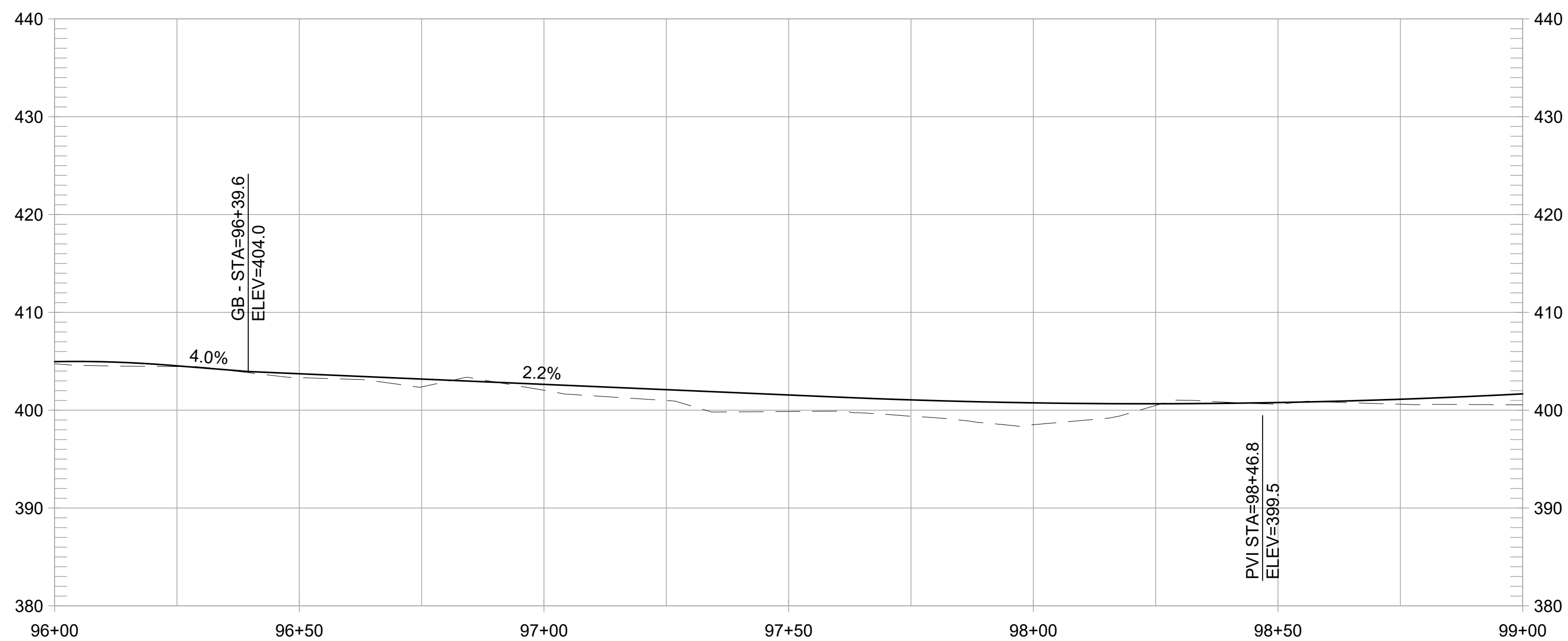
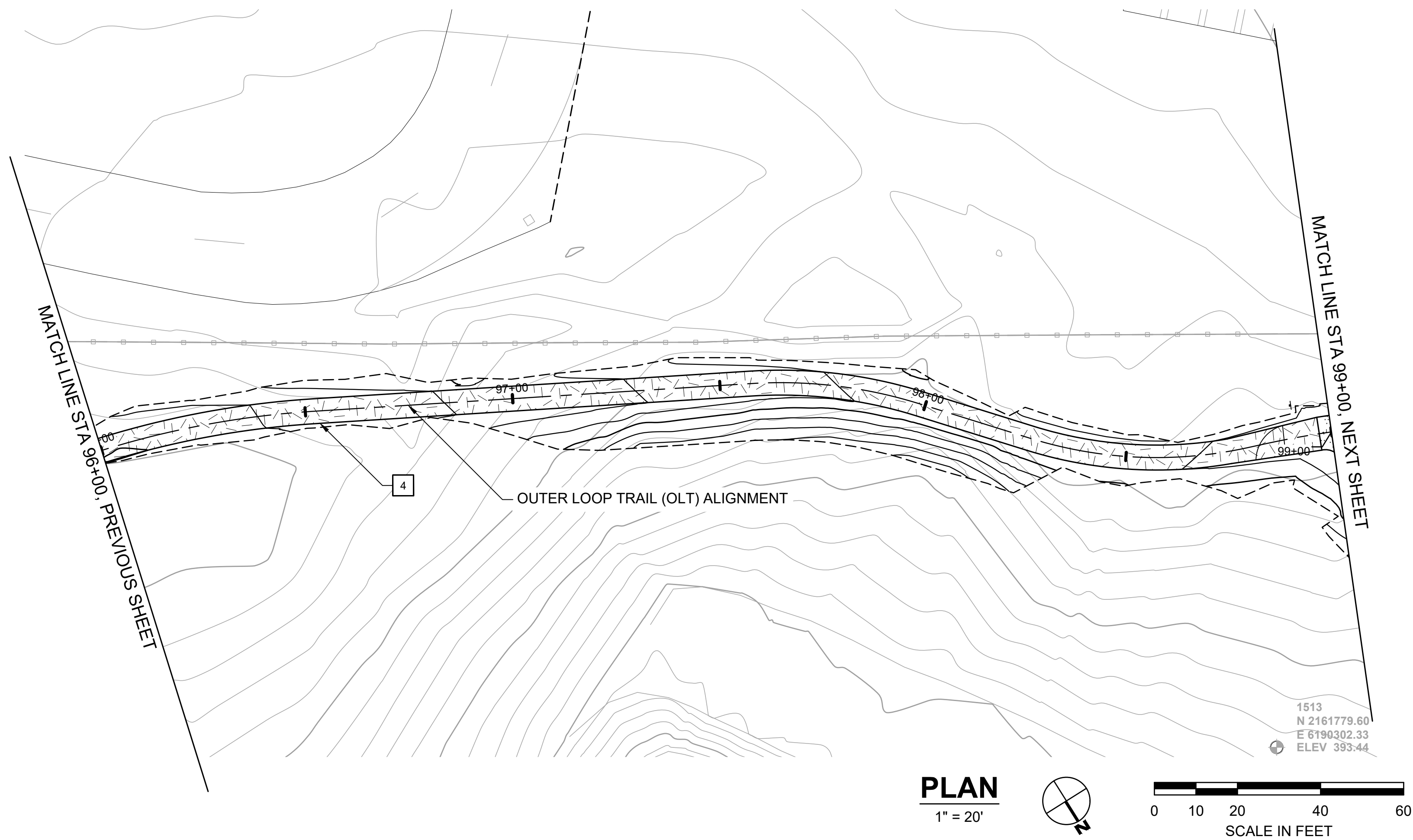
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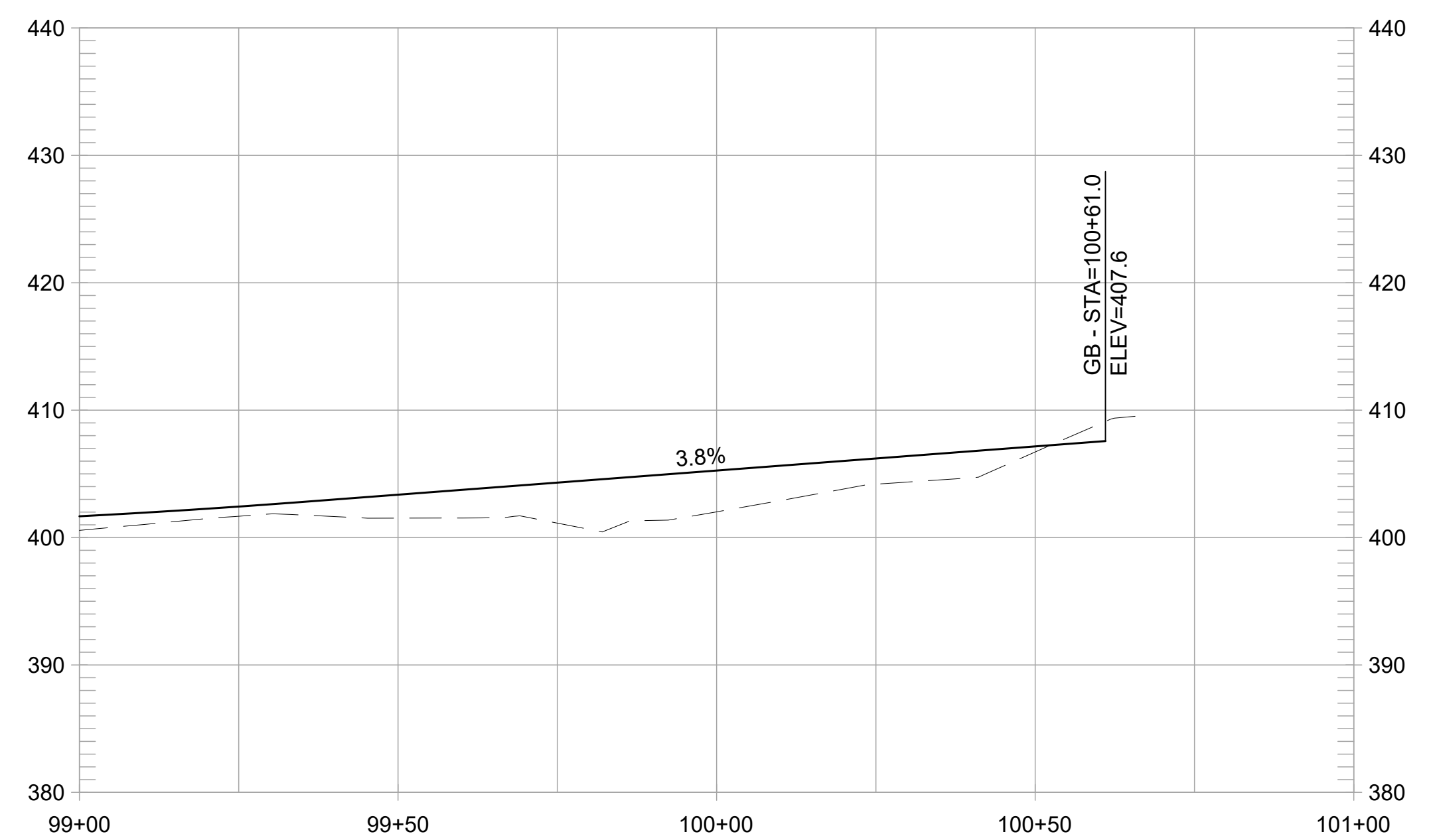
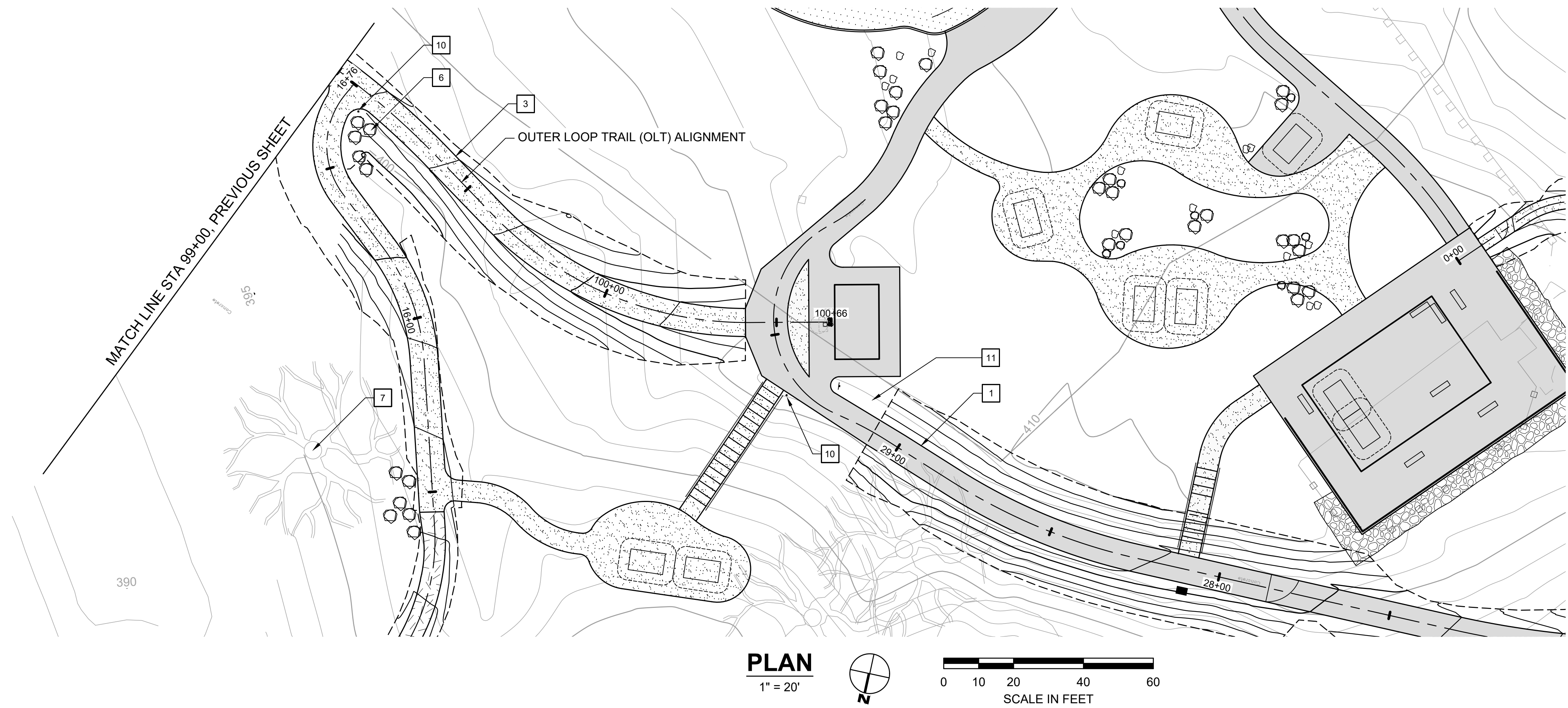
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**OUTER LOOP TRAIL PROFILE**  
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**CONSTRUCTION NOTES:**

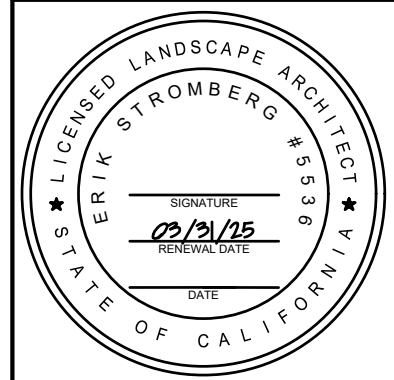
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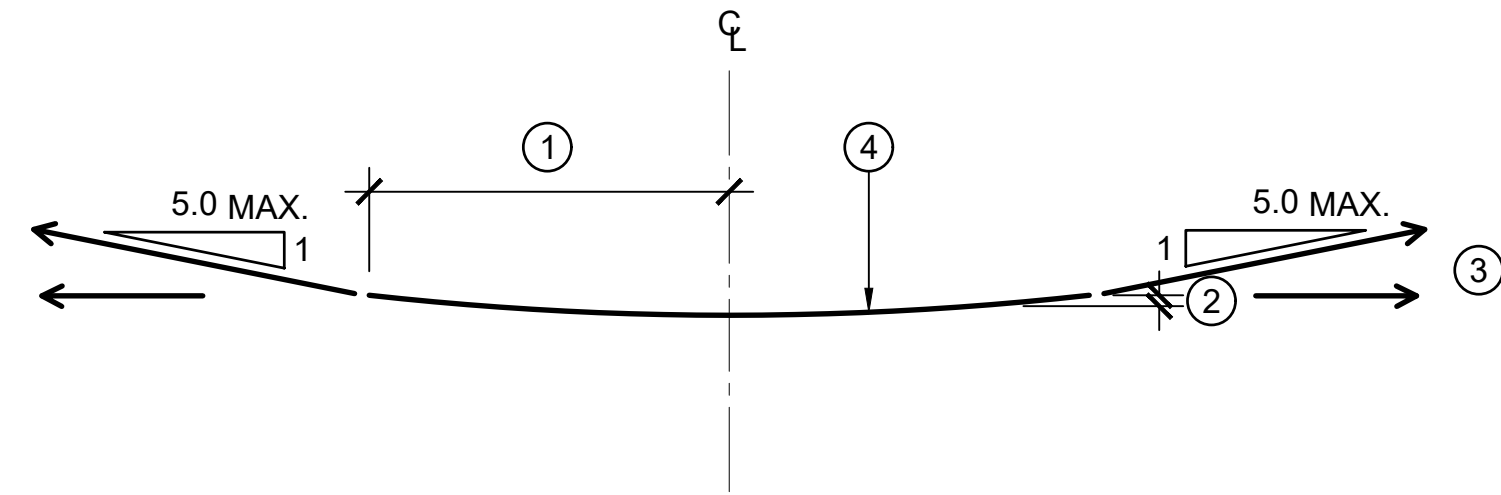
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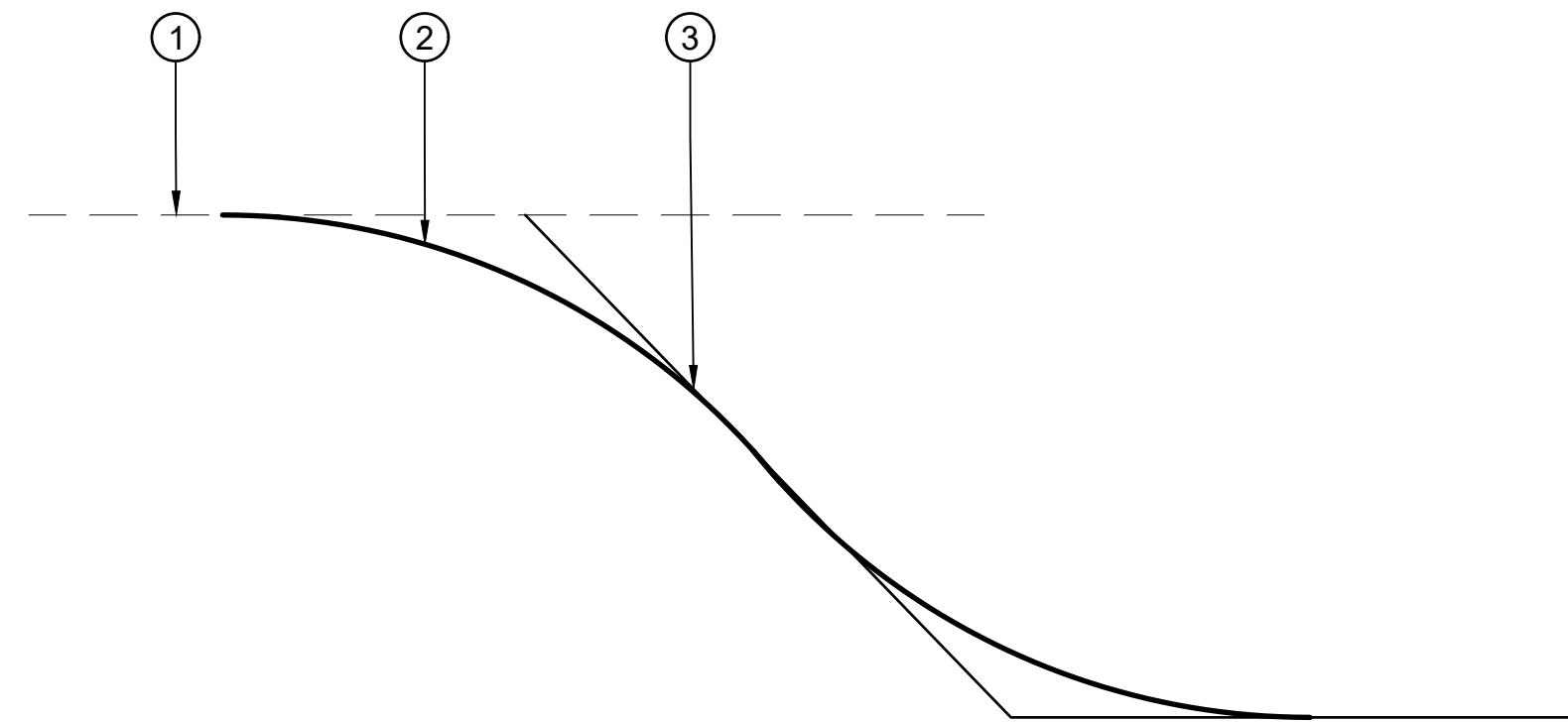
CHANNEL SIZE	
SMALL	LARGE
① 3'-9"	5'-9"
② 2.5"	4.0"

- ③ DAYLIGHT FLAT IN FILL CONDITION, 5:1 MAX IN CUT CONDITION, TYPICAL BOTH SIDES.
- ④ SWALE BOTTOM, SCULPT ROUNDED AS SHOWN.



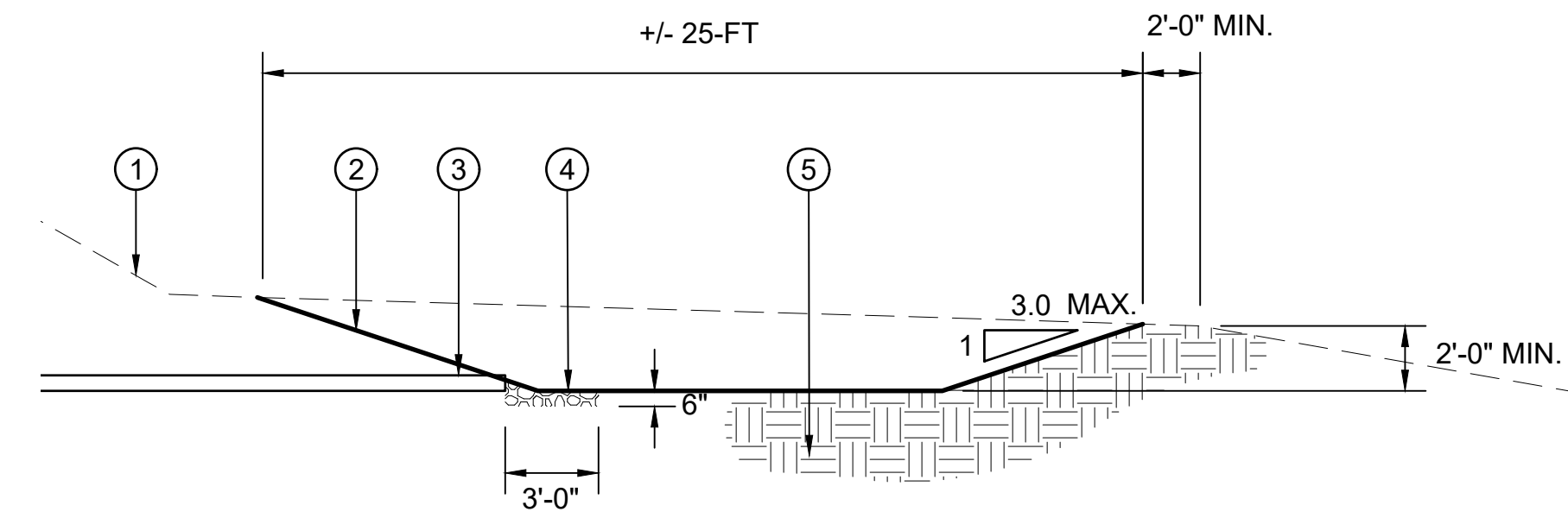
**CREATED CHANNEL**  
SCALE: 1/2" = 1'-0" ⑥

- ① EXISTING GRADE
- ② GRADE BREAK, EASE TRANSITION WITH A 15-FT RADIUS
- ③ FINISH GRADE



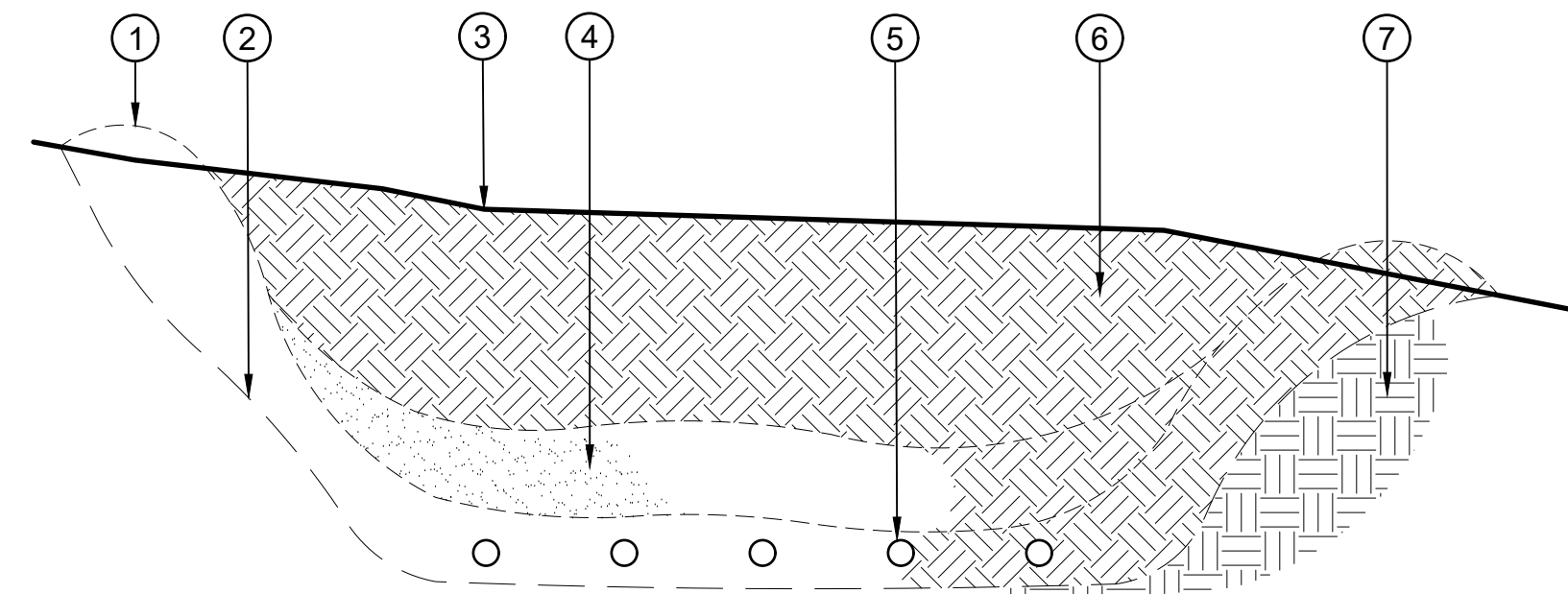
**FINISH GRADING**  
SCALE: 1/4" = 1'-0" ④

- ① EXISTING GRADE
- ② FINISH GRADE
- ③ 12" HDPE PIPE, CONNECT TO (E) 12" PIPE WITH COUPLER (NOT SHOWN).
- ④ OUTFALL PROTECTION, 3" ANGULAR ROCK, 3-FT WIDE, 3-FT LONG, 6-IN DEEP, CENTERED ON PIPE.
- ⑤ SUBGRADE, NATIVE MATERIAL



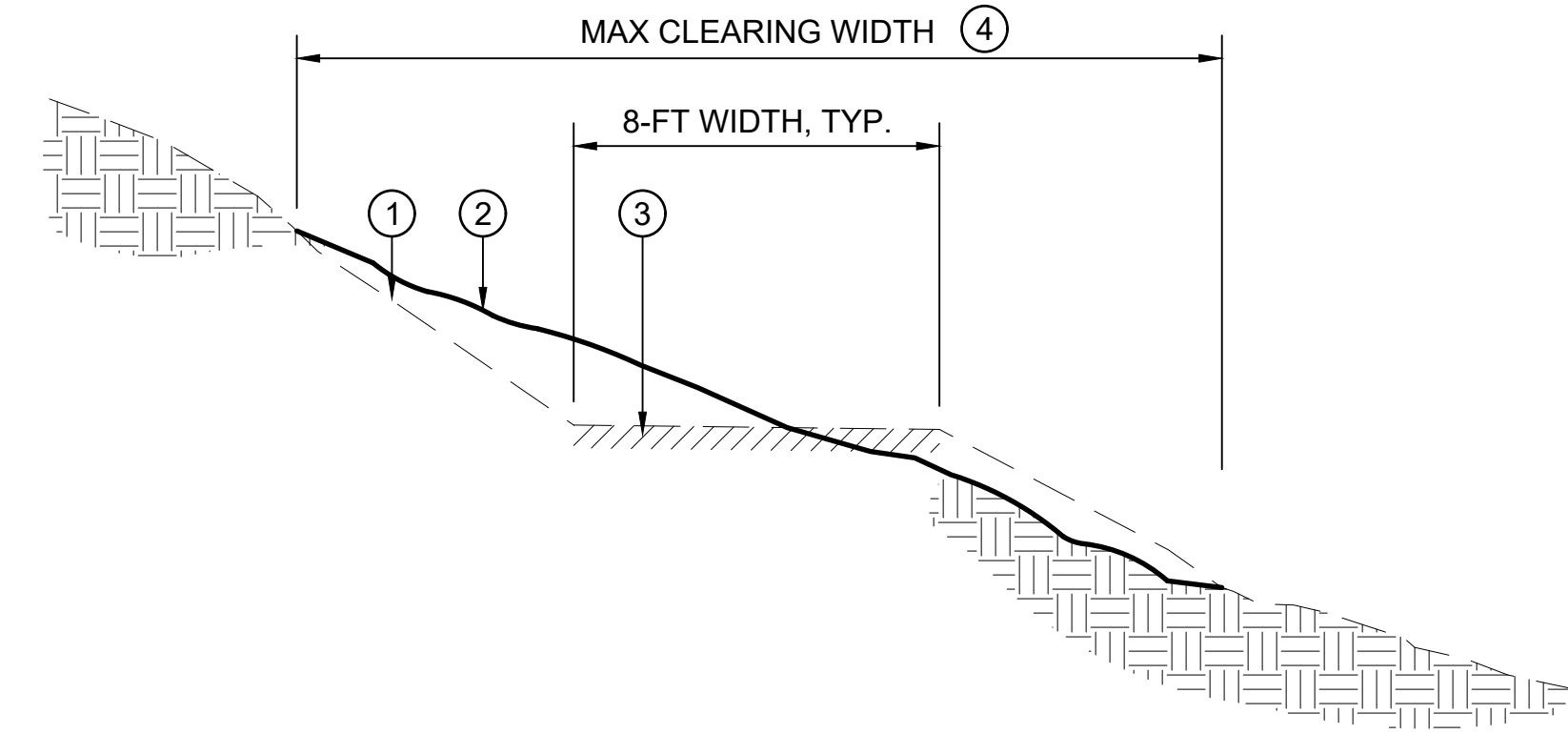
**PARKING AREA INFILTRATION GALLERY**  
SCALE: 3/16" = 1'-0" ①

- ① EXISTING GRADE
- ② LIMIT OF EXCAVATION, SHOWN CONCEPTUALLY. EXCAVATE AS REQUIRED TO REMOVE DRAINAGE SYSTEM AND TO GENERATE ENOUGH MATERIAL TO DILUTE SAND AT A MINIMUM OF 1:1 RATIO WITH SUBGRADE MATERIAL
- ③ FINISH GRADE
- ④ (E) SAND, REMOVE FROM SITE OR INCORPORATE INTO NATIVE SOIL
- ⑤ PERFORATED PIPE, REMOVE AND DISPOSE OFF-SITE
- ⑥ GENERAL FILL, SAND MAY BE COMBINED WITH ADJACENT NATIVE SOIL AND PLACED AS A WELL-MIXED COMBINATION
- ⑦ SUBGRADE



**SAND TRAP RENATURALIZATION**  
SCALE: 3/4" = 1'-0" ⑤

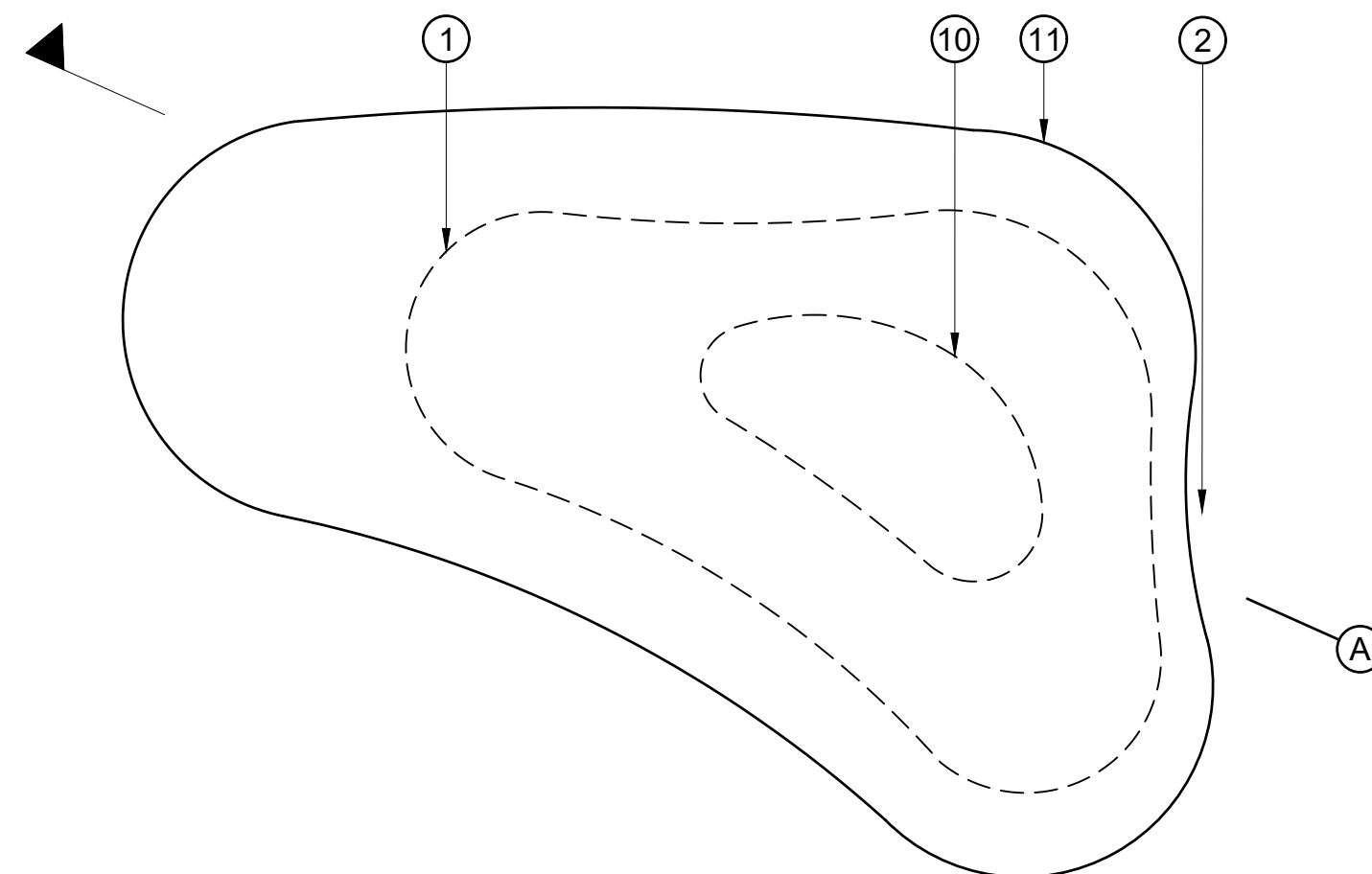
- ① EXISTING GRADE
- ② FINISH GRADE, RESTORE NATURAL TOPOGRAPHY AND ENSURE POSITIVE DRAINAGE
- ③ REMOVE CONCRETE AND BASE COURSE
- ④ ADD FIBER ROLLS AS REQUIRED PER EROSION CONTROL PLAN.



**CART PATH DECOMMISSION**  
SCALE: 1/4" = 1'-0" ②

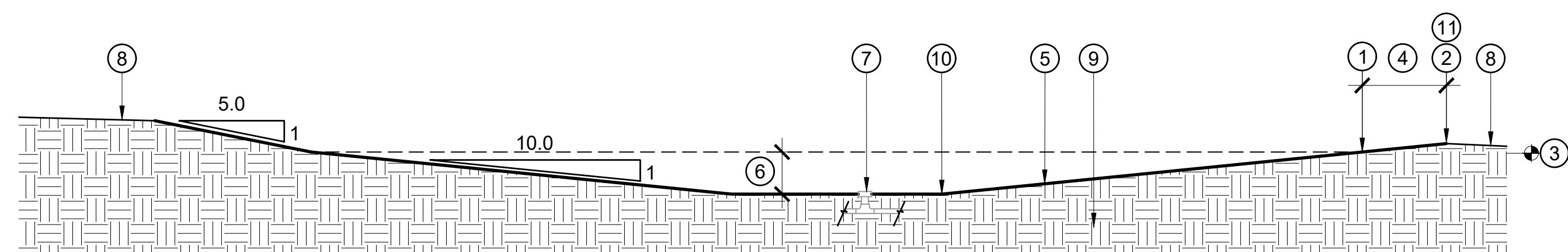
**NOTES:**

1. GRADE BASIN TO ELEVATIONS RELATIVE TO THE EXISTING GRADE AT THE SPILLOVER LOCATION. ADJUST ELEVATIONS PROVIDED RELATIVE TO THE FIELD CONDITIONS.
2. SUGGESTED ORDER OF WORK:
  - 2.1. LAYOUT EDGE OF BASIN PER PLANS
  - 2.2. REVIEW AND MAKE MINOR ADJUSTMENTS TO THE LAYOUT PER O.R. DIRECTION IN THE FIELD. ADJUSTMENTS SHALL BE MADE TO FIT FIELD CONDITIONS WHILE MAINTAINING OVERALL SIZE SHOWN.
  - 2.3. SET ELEVATION OF EDGE OF BASIN 0.25-FT LOWER THAN THE EXISTING GRADE LOW POINT ALONG THE EDGE OF BASIN.
  - 2.4. EXCAVATE THE BASIN TO THE DEPTH AND SLOPE SHOWN.
  - 2.5. REMOVE/ABANDON CONFLICTING STORM DRAIN LINES ENCOUNTERED DURING GRADING.
  - 2.6. SMOOTH GRADING TRANSITIONS TO NATURALIZE THE LOOK OF THE BASINS PER DTL 4 THIS SHEET.



**PLAN**

- ① EDGE OF BASIN. SEE PLANS FOR LAYOUT AND APPROXIMATE ELEVATIONS.
- ② SPILLOVER LOCATION, LOWEST POINT OF (E) GRADE AT EDGE OF BASIN GRADING. PRESERVE AND PROTECT TOPOGRAPHY AND VEGETATION AT SPILLOVER LOCATION. MEASURE FROM NATIVE GRADE, UON.
- ③ ELEVATION OF EDGE OF BASIN, SET 0.25' BELOW NATIVE GRADE
- ④ 3-FT MIN. DISTANCE, TYP. BETWEEN SPILLOVER LOCATION AND EDGE OF BASIN (DISTANCE VARIES WHERE BASIN SLOPES DEVIATE FROM 10:1).
- ⑤ GRADE BASIN TO LINES SHOWN ON PLANS. HOLD BOTTOM OF BASIN LEVEL. SEE PLANS FOR SIDE SLOPES ABOVE EDGE OF BASIN.
- ⑥ DEPTH, MEASURED FROM EDGE OF BASIN TO BOTTOM, 18" TYP., SEE PLANS.
- ⑦ (E) DRAIN INLET AND STORM DRAIN CONVEYANCE SYSTEM, REMOVE STORM DRAIN INLETS. REMOVE STORM DRAIN PIPES AND FITTINGS THAT CONFLICT WITH IMPROVEMENTS. ABANDON PIPES THAT DO NOT CONFLICT WITH IMPROVEMENTS.
- ⑧ EXISTING GRADE
- ⑨ SUBGRADE
- ⑩ BOTTOM OF BASIN
- ⑪ LIMIT OF GRADING




**SECTION A**

**INFILTRATION AREA**  
SCALE: 1/4" = 1'-0" ③

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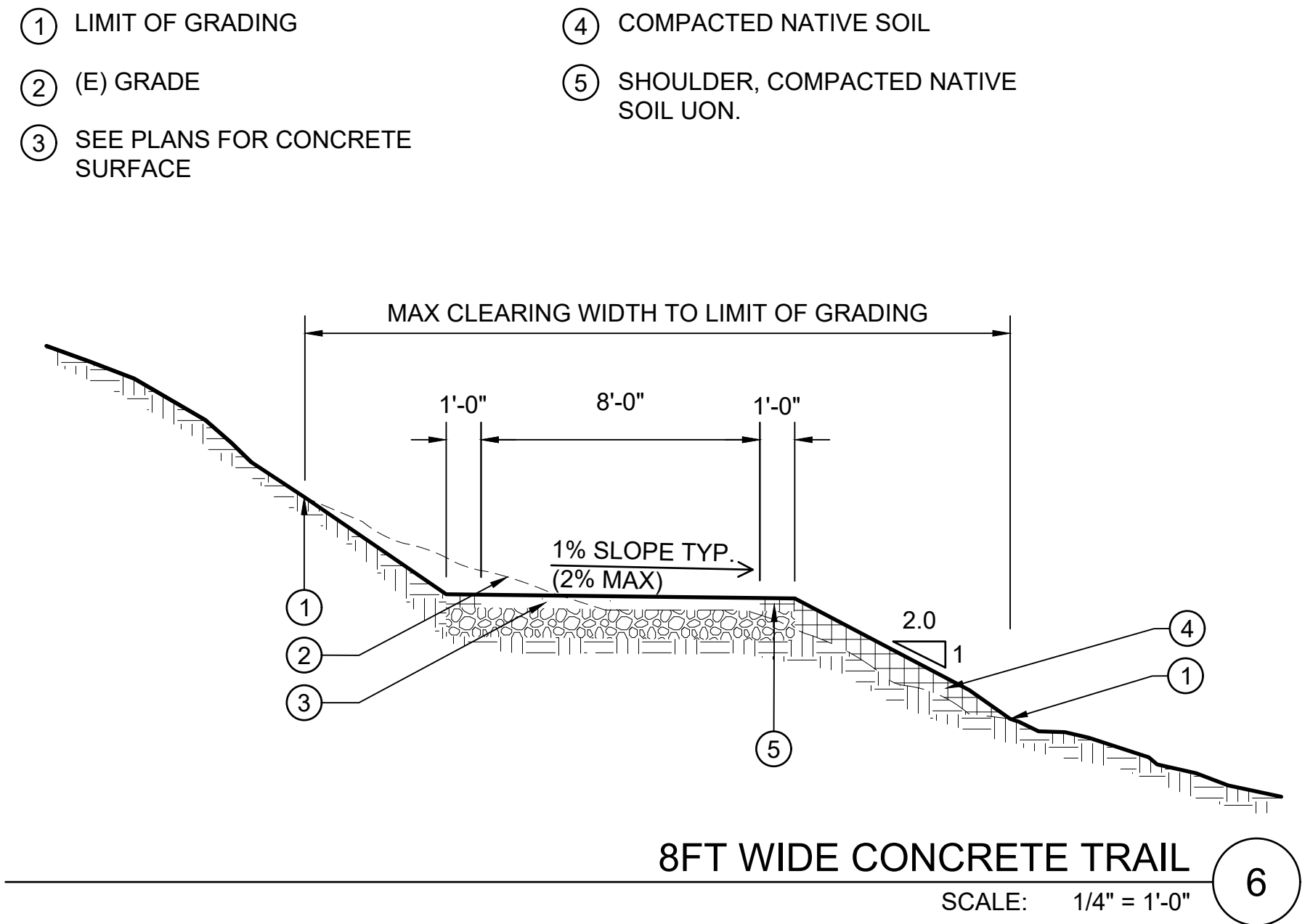
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**GRADING DETAILS**

  
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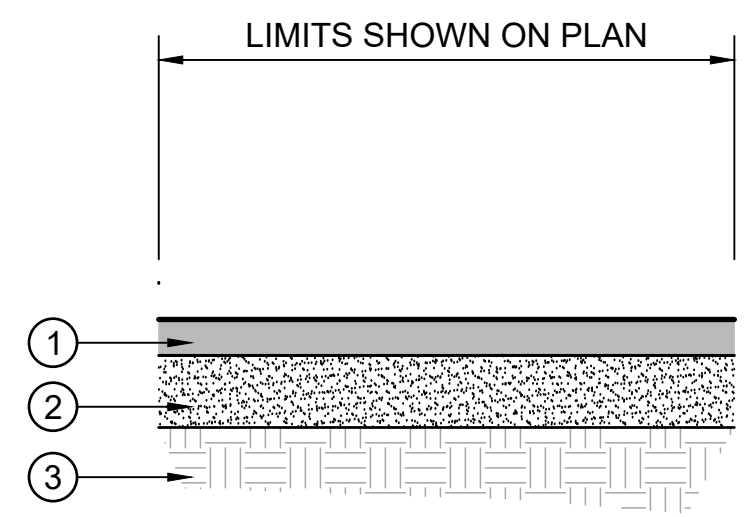


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SCALE	VARIES
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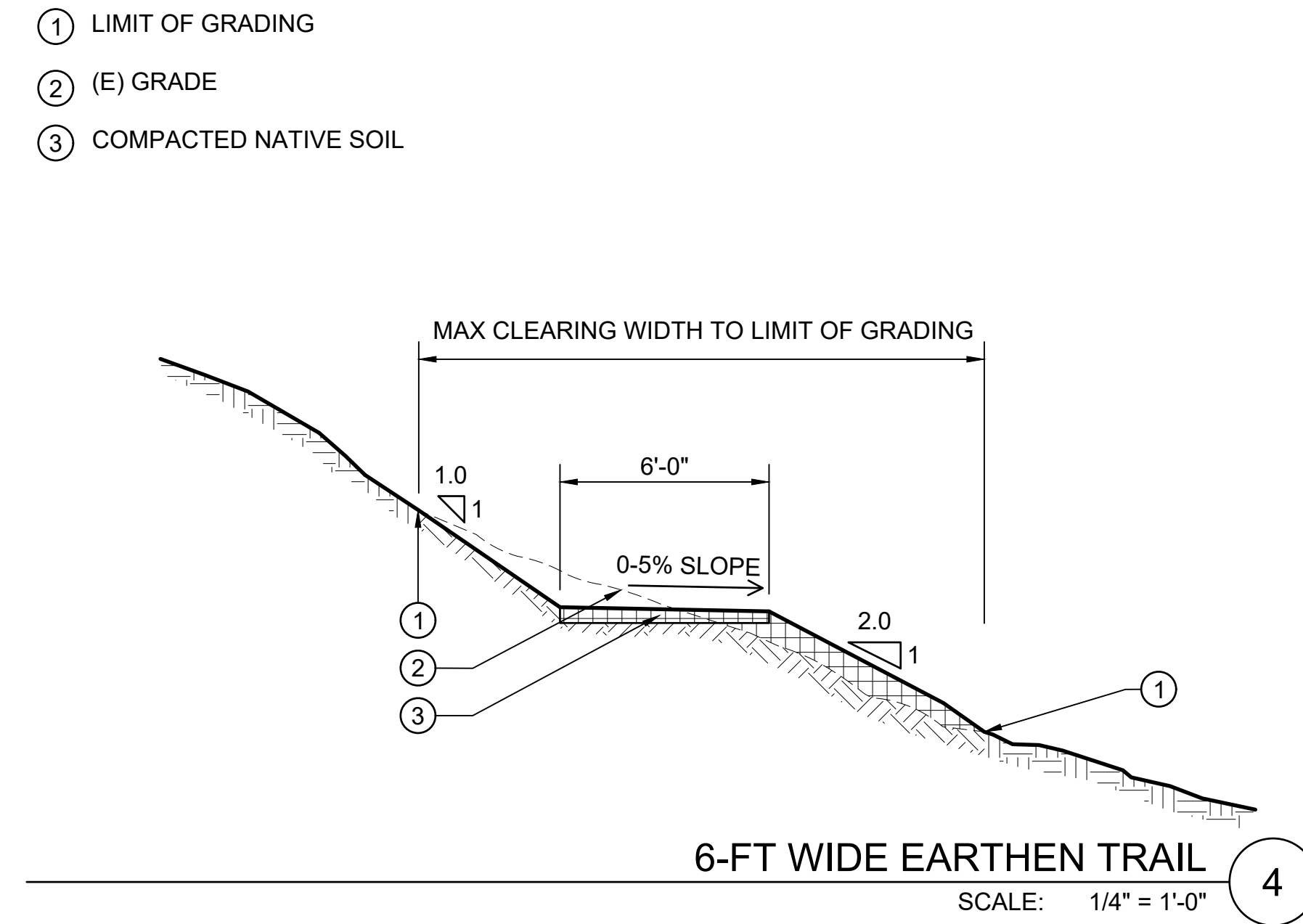
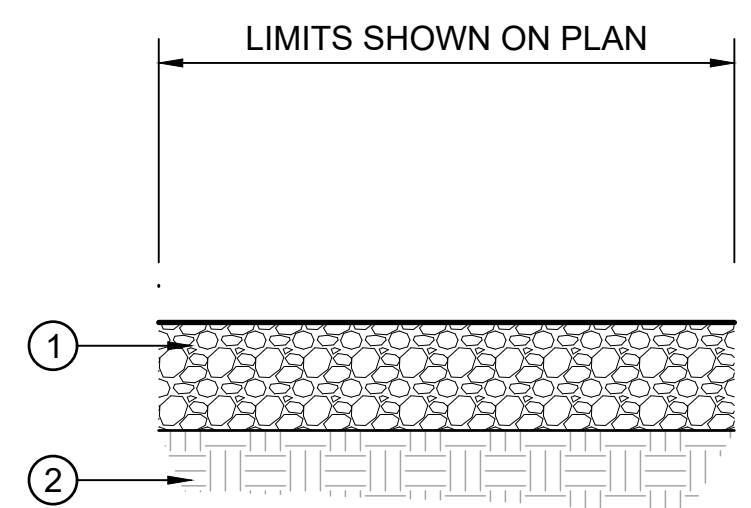
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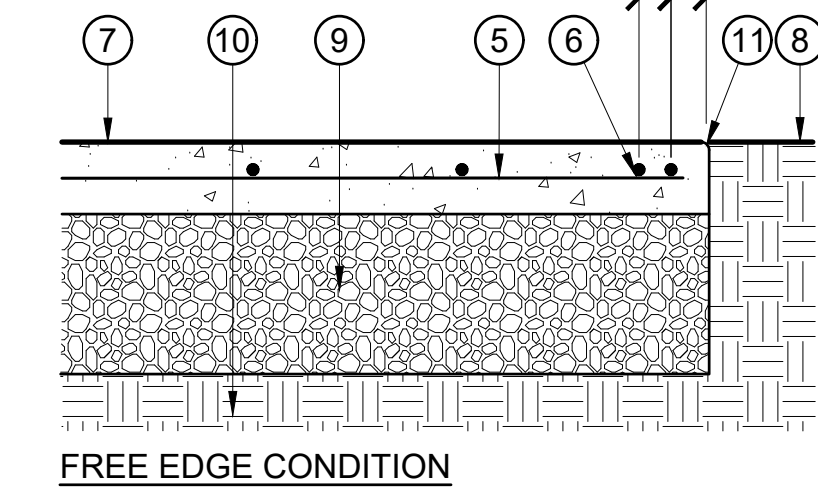
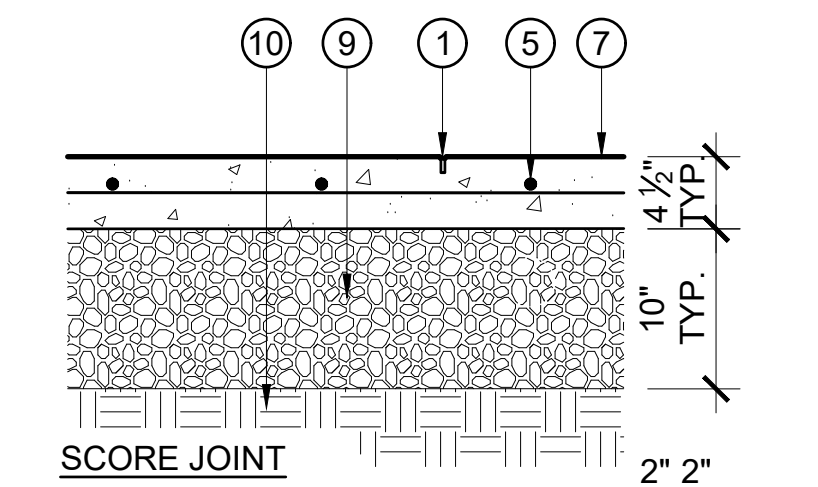
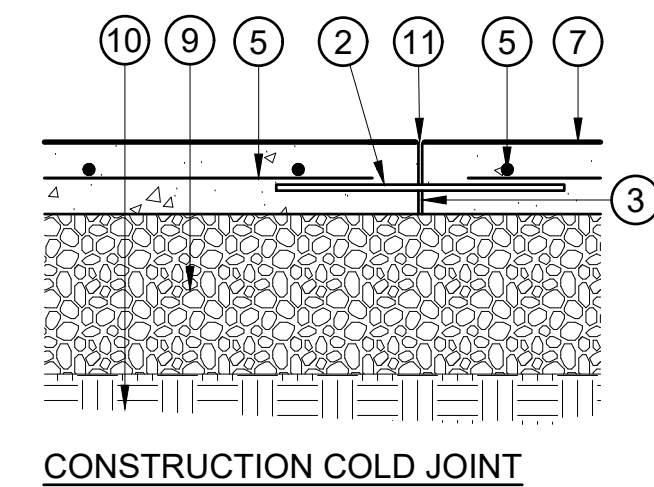
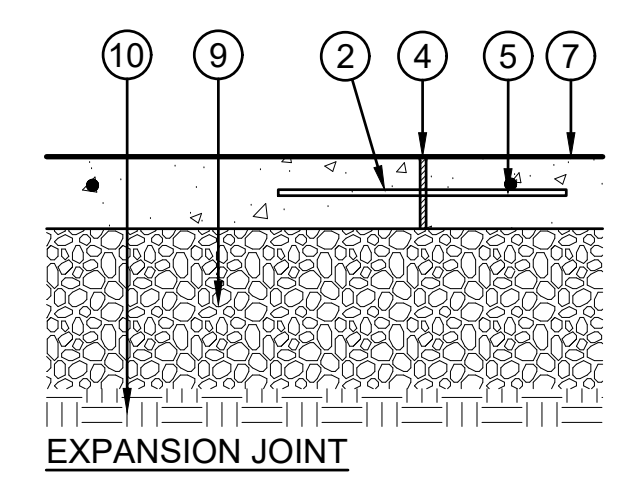
- ① PLACE 3" HMA AND COMPACT TO 95% RELATIVE DENSITY
- ② PLACE 6" CLASS 2 AB COMPACTED TO 95% RELATIVE COMPACTION.
- ③ COMPACT SUBGRADE TO 95% RELATIVE COMPACTION.



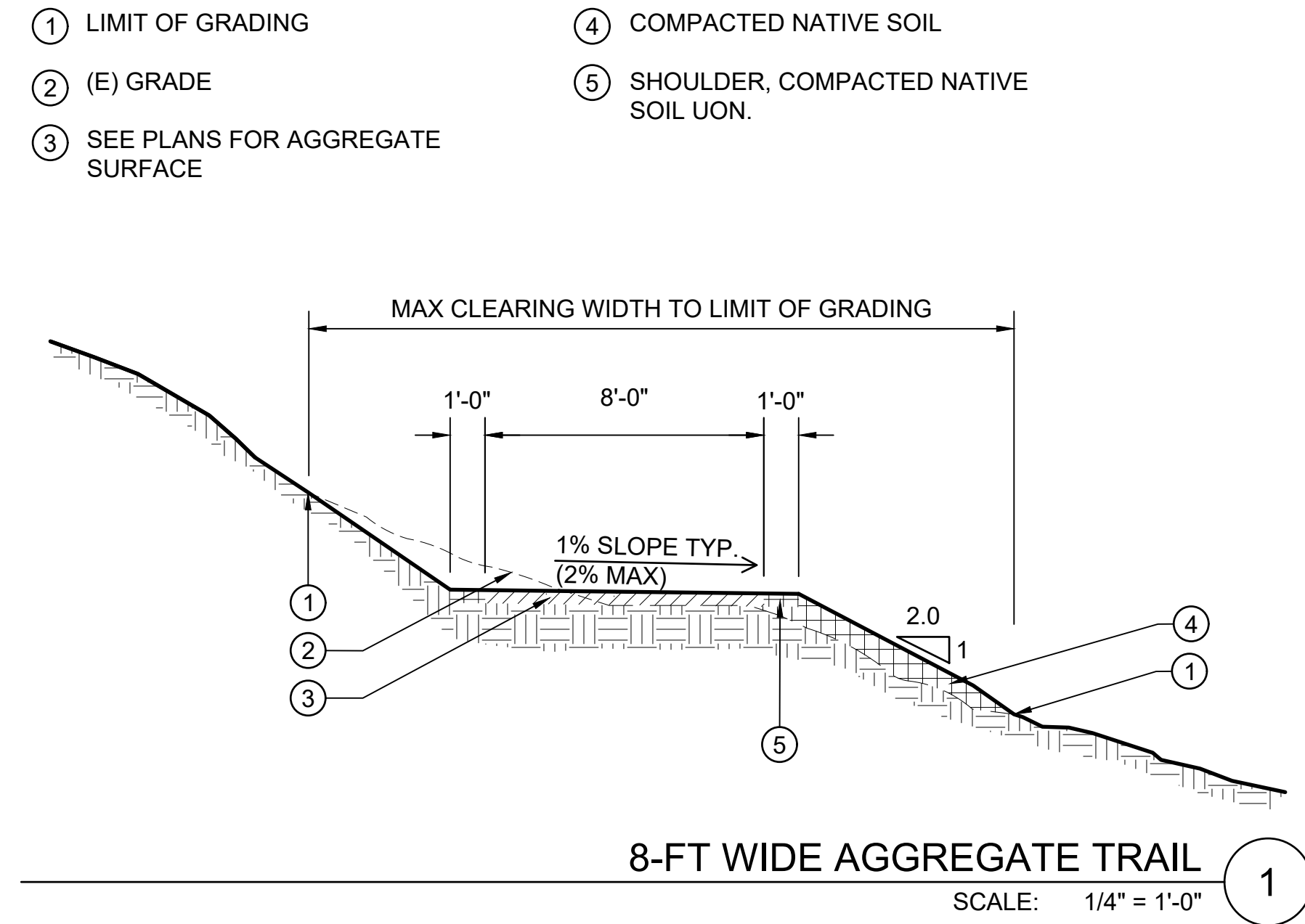
- ① 12" GRADED AGGREGATE COMPACTED TO 95% RELATIVE DENSITY, MINIMUM (2) LIFTS
- ② COMPACT SUBGRADE TO 95% RELATIVE COMPACTION.



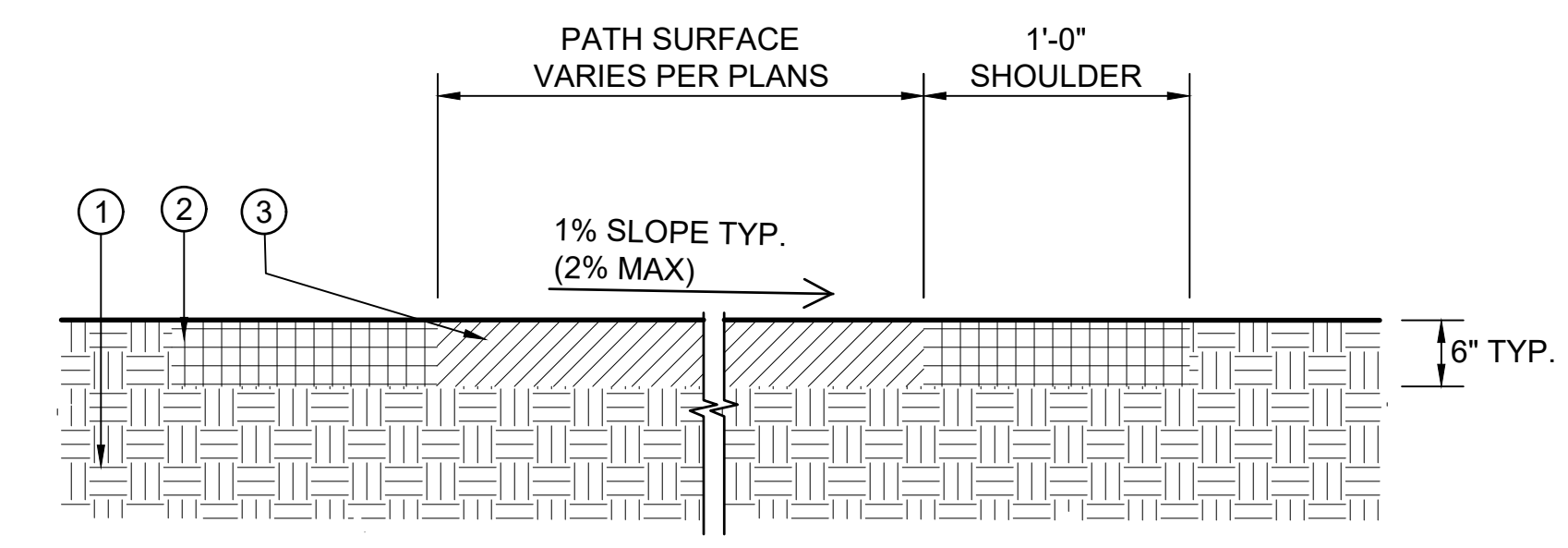
- ① SCORE JOINT, 3/4" DEEP, SEE PLANS FOR LOCATIONS. SPACE AT 10 TO 12' SPACING UON.
  - ② DOWEL AT JOINT, 24" LONG, 5/8" DIAMETER SMOOTH, GALVANIZED STEEL DOWEL AT MID-DEPTH OF SLAB. SPACE AT 18" O.C. SET HORIZONTAL. EXTEND 12" INTO EACH SLAB SECTION.
  - ③ FORMED CONSTRUCTION JOINT
  - ④ EXPANSION JOINT, 3/8" FIBER BOARD FILLER MATERIAL. FULL THICKNESS OF SLAB. SEE PLANS FOR LOCATIONS. SEE SPECS
  - ⑤ #4 REBAR @ 18" O.C. BOTH WAYS AT CENTER OF CONCRETE SLAB
  - ⑥ (2) #4 REBAR ALONG EDGE
  - ⑦ CONCRETE PAVING. MATERIALS, STRENGTH, REQUIREMENTS, FINISH AND COLOR PER SPECIFICATIONS AND O.R. DIRECTION.
  - ⑧ FINISH GRADE OR FINISH SURFACE FLUSH WITH CONCRETE PAVING FINISH SURFACE. SEE PLANS.
  - ⑨ BASE COURSE UNDER CONCRETE PAVEMENT: 10" THICK LAYER OF CLASS 2 AGGREGATE BASE ROCK. PLACE IN TWO 5" LIFTS AND COMPACT EACH TO 95% R.C.
  - ⑩ SUBGRADE: FIRST REMOVE ALL LOOSE AND ORGANIC MATERIAL. THEN SCARIFY TO A DEPTH OF AT LEAST 8", MOISTURE CONDITION TO 2% ABOVE OPTIMUM MOISTURE CONTENT THEN COMPACT TO 90% R.C.
  - ⑪ TOOLED EDGES, TYPICAL
- NOTE: PAVING SECTION IS PRESENTED IN DRAFT FORM AND WILL BE REVISED BY GEOTECHNICAL ENGINEER FOR RODDY RANCH IN A FUTURE SUBMITTAL.



**CONCRETE PAVING**  
SCALE: 1" = 1'-0" **5**

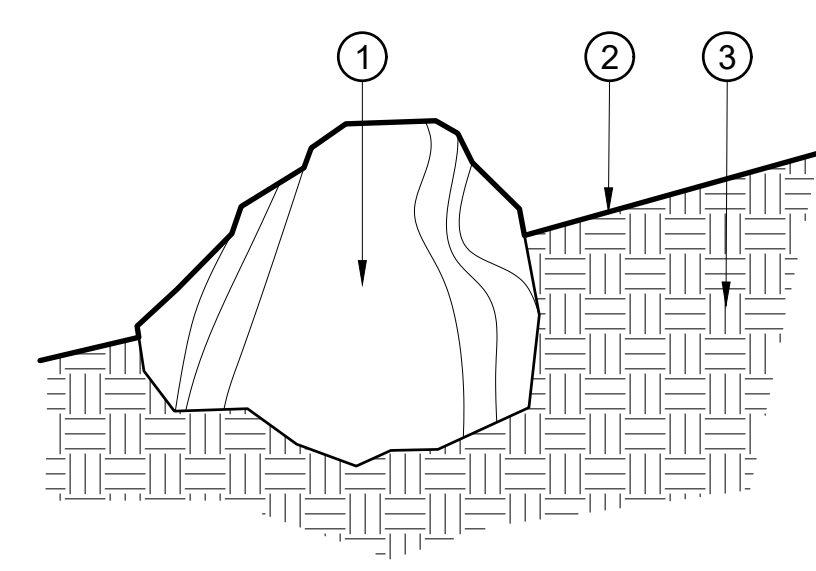


- ① (E) UNDISTURBED NATIVE SOIL
- ② COMPACTED SITE SOIL TO 90% RELATIVE COMPACTION, TYP.
- ③ PARK TREAD, OR APPROVED EQUAL.



- ① SALVAGED BOULDER, SET ON COMPACTED SUBGRADE, SET BOULDER BETWEEN 1/2 AND 3/4 INTO GRADE PER O.R. DIRECTION.
- ② FINISH GRADE
- ③ SUBGRADE

- NOTES:
- 1. SALVAGED SITE BOULDERS ONLY. REFER TO SPECIFICATIONS FOR BOULDER SALVAGE AND STOCKPILE.
  - 2. GRADE/SLOPE VARIES. SEE PLANS.
  - 3. SIZING AND LAYOUT OF BOULDER GROUPS TO BE APPROVED IN THE FIELD BY O.R.



**SITE BOULDER**  
SCALE: 1" = 1'-0" **3**

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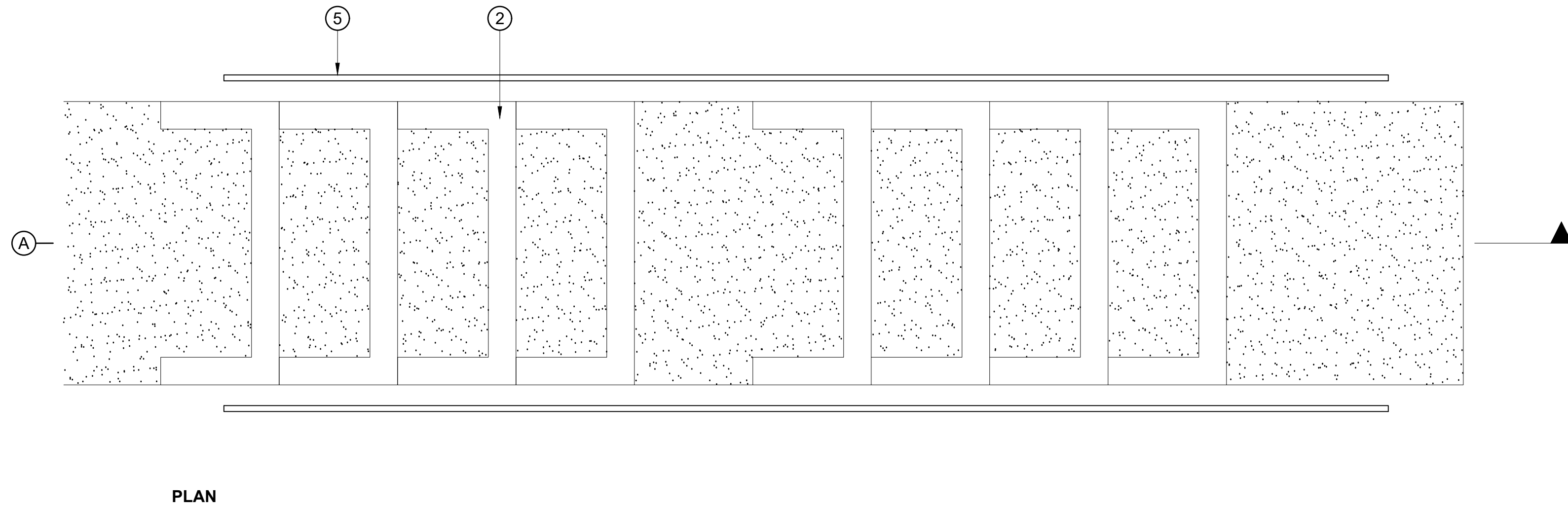
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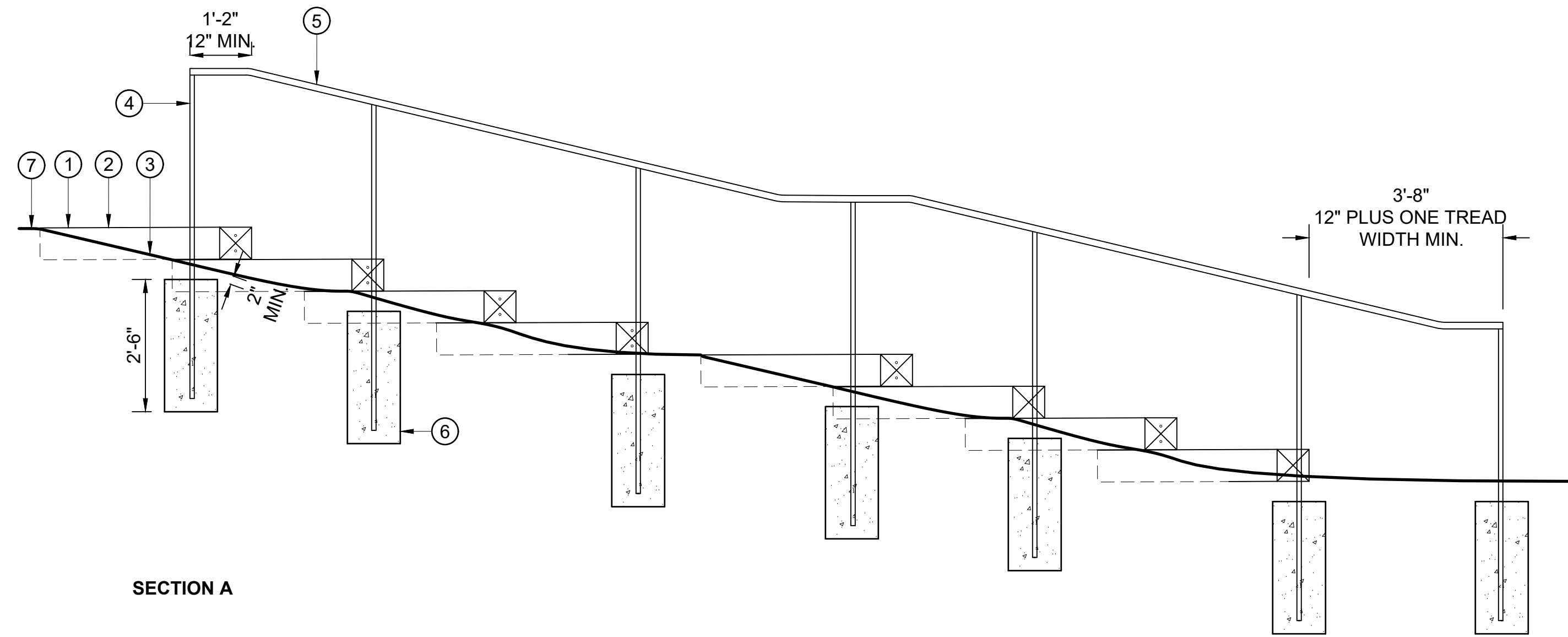
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SCALE	VARIES
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PLAN



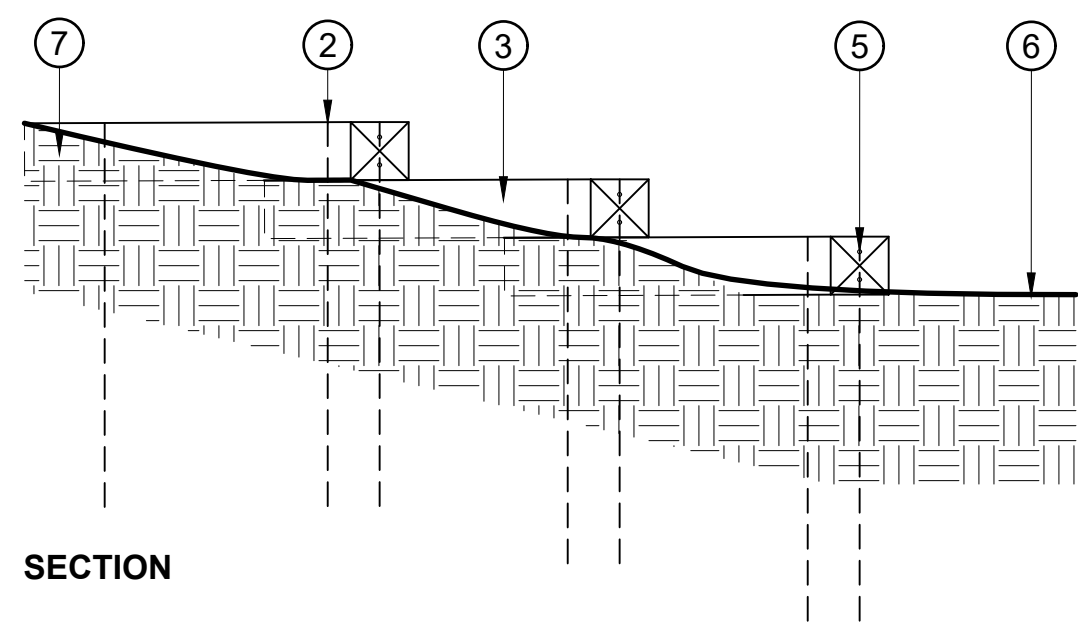
SECTION A

- ① HL53 H.D.G. SIMPSON BRACKET WITH 1/2" X4" HDG LAG & HDG WASHER
- ② REBAR, (4) #6 AT EACH TREAD. 48" LENGTH, FLUSH TO TOP OF TIMBER. PREDRILL HOLES FOR TIGHT FIT. DRIVE THROUGH TIMBERS BELOW AND INTO SOIL UNTIL TOP IS FLUSH WITH TIMBER. (2) #6 AT TOP LANDINGS AS SHOWN.
- ③ 8X8 REDWOOD TIMBERS. LENGTHS AS NOTED. REDWOOD TIMBERS MAY BE SITE MILLED OR PURCHASED.
- ④ BACKFILL AND COMPACT ACCESSIBLE SURFACING MATERIAL SPECIFIED FOR TREADS

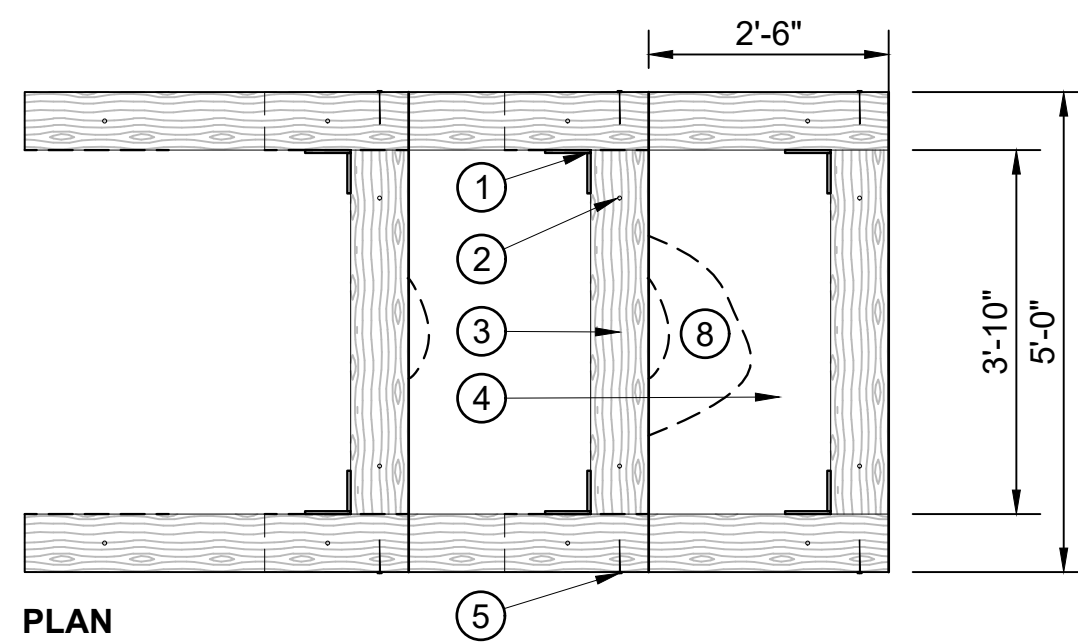
- ⑤ 1/2"Ø X 12" GALV. STEEL LAG BOLTS WITH WASHERS, TYP. 2 BOLTS EACH END
- ⑥ BOTTOM AND TOP LANDINGS, ACCESSIBLE SURFACING. HOLD FLUSH TO ADJACENT FINISH GRADE.
- ⑦ BACKFILL SLOPE AGAINST STEPS, COMPACT AND MATCH ADJACENT GRADES
- ⑧ CROWN, TYP., MIN 2-1/2" IN MIDDLE OF STEP.

**NOTES:**

- A. PREPARE ALL SUBGRADE SURFACES PRIOR TO DRILLING TIMBERS FOR REBAR TO ALLOW FOR SUBGRADE OBSTRUCTIONS SUCH AS ROCKS. COMPACT ALL SUBGRADE SURFACES TO RECEIVE TIMBERS.
- B. ALL COMPACTION OF SUBGRADE, BACKFILL, SIDE SLOPES, AND BACKRILL FOR TREADS SHALL BE PER SPECIFICATIONS.
- C. SUBGRADE FOR EACH BOX STEP SHALL BE COMPACTED PRIOR TO PLACEMENT OF NEXT BOX STEP. COMPACT SUBGRADE TO 90% MIN., INSTALL 6" OF IMPORTED SURFACING IN TWO EQUAL LIFTS, COMPACT EACH LIFT AND FINISH SURFACE TO 95% MIN.
- D. FINAL LAYOUT TO BE APPROVED BY O.R.



SECTION



PLAN

- ① FINISHED GRADE OF STAIR LANDING
- ② BOX STEP  $\frac{2}{-}$
- ③ FINISHED GRADE OF ADJACENT SLOPE
- ④ POST- 1" X 1 1/2" STEEL FLATBAR, GALVANIZED AND PAINTED. EMBED POST 24" INTO FOOTING, TYP.
- ⑤ HANDRAIL- 1 1/2" STEEL TUBE, (1 1/2" OD) FULLY WELDED AND JOINTS GROUND SMOOTH. HOT DIP GALVANIZE AND PAINT.
- ⑥ CONCRETE FOOTING, 12" DIAMETER, 30" DEPTH INTO FIRM NATURAL GRADE OR COMPACTED SUBGRADE. SET TOP 2" BELOW FINISH GRADE, MIN.
- ⑦ AGGREGATE TRAIL  $\frac{1}{L-5.1}$

**BOX STEPS** ②  
SCALE: 1/2" = 1'-0"

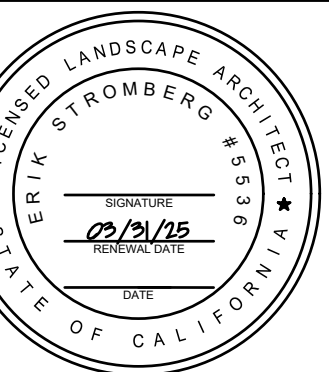
**UPPER STAIR** ①  
SCALE: 1/2" = 1'-0"

NO.	DATE	DESCRIPTION	APPR.

**FORMER RODDY RANCH GOLF COURSE**  
HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
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STAIR DETAILS

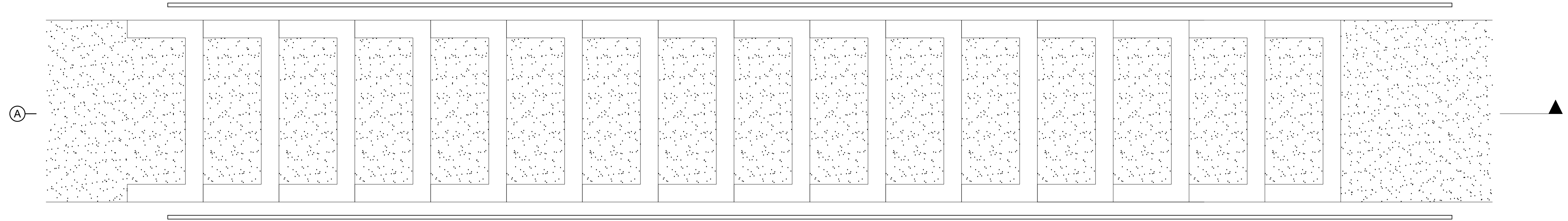
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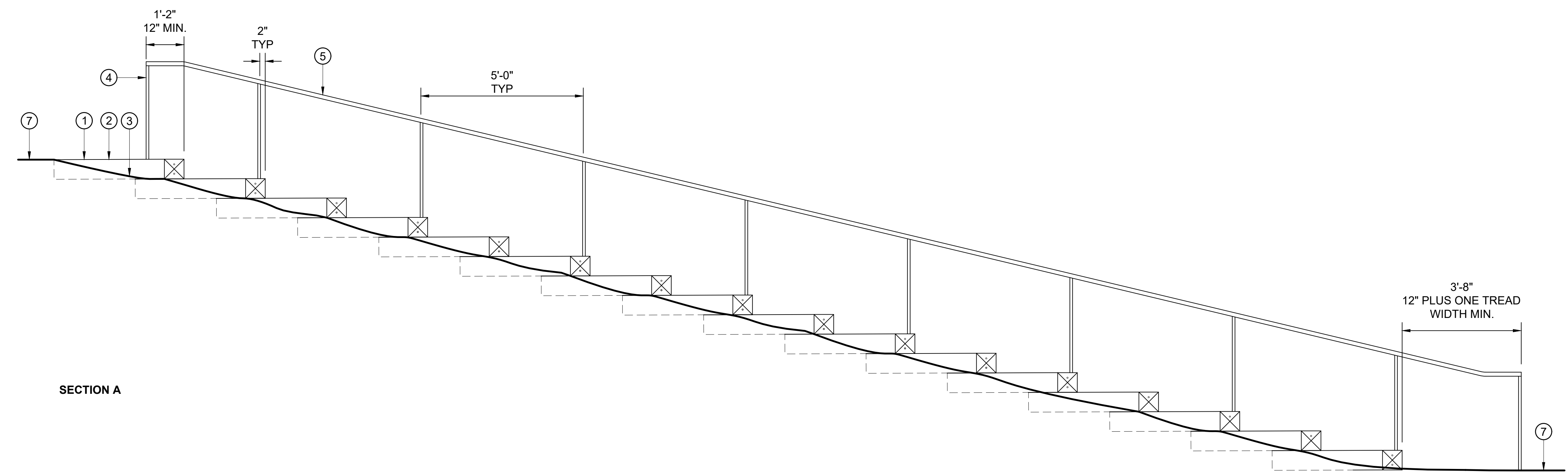
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**L-5.2**  
OF 129

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PLAN



SECTION A

- ① FINISHED GRADE OF STAIR LANDING
- ② BOX STEP  $\frac{2}{L-5.2}$
- ③ FINISHED GRADE OF ADJACENT SLOPE
- ④ POST- 1" X 1 1/2" STEEL FLATBAR, GALVANIZED AND PAINTED. EMBED POST 24" INTO FOOTING, TYP.
- ⑤ HANDRAIL- 1 1/2" STEEL TUBE, (1 1/2" OD) FULLY WELDED AND JOINTS GROUND SMOOTH. HOT DIP GALVANIZE AND PAINT.
- ⑥ CONCRETE FOOTING, 12" DIAMETER, 30" DEPTH INTO FIRM NATURAL GRADE OR COMPACTED SUBGRADE. SET TOP 2" BELOW FINISH GRADE, MIN.
- ⑦ AGGREGATE TRAIL  $\frac{1}{L-5.1}$

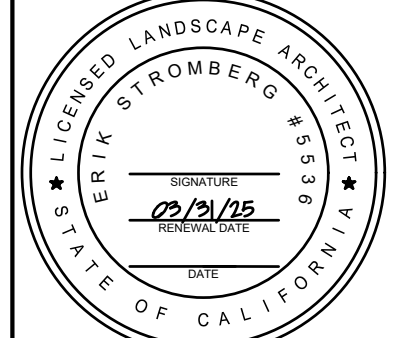
LOWER STAIR 1  
SCALE: 1/2" = 1'-0"

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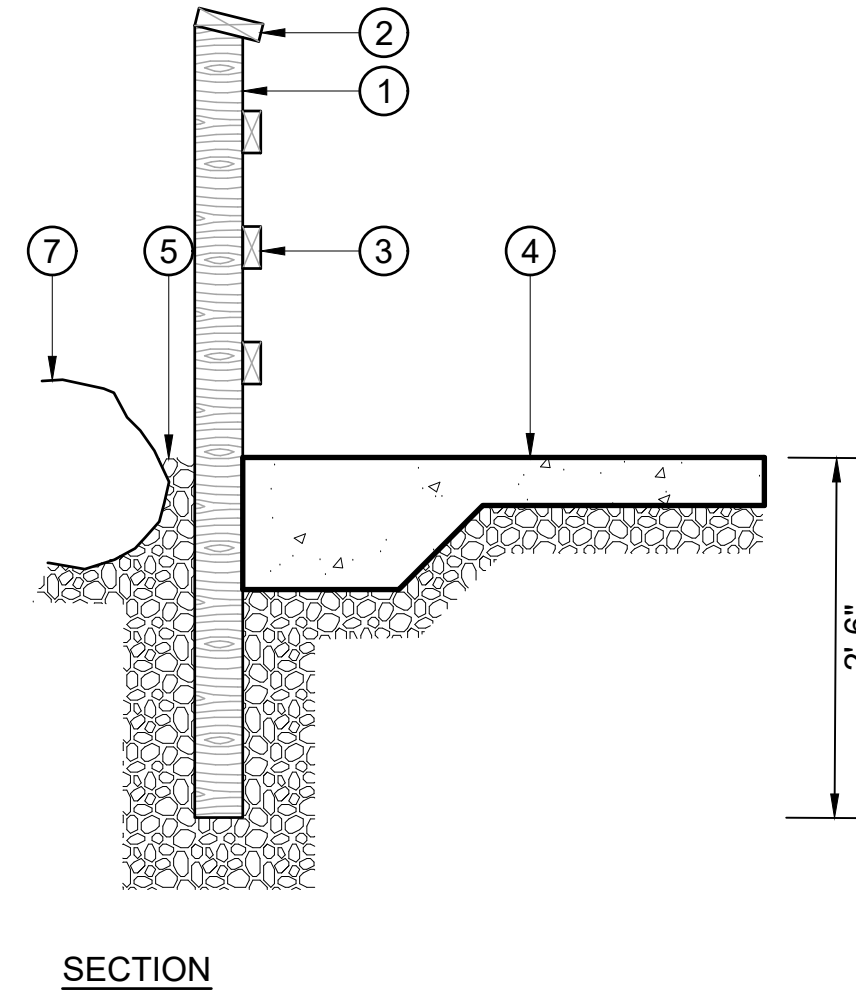
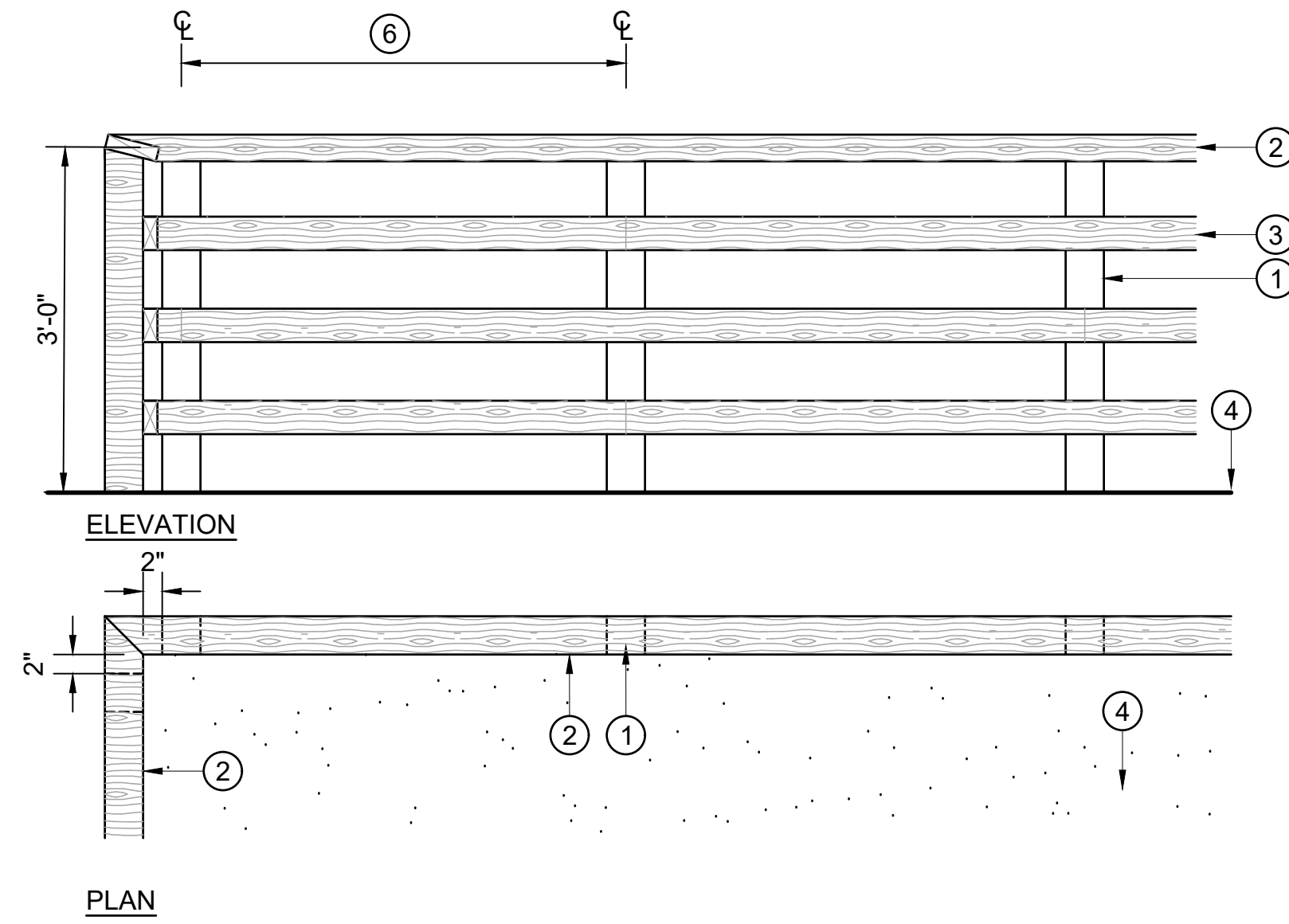


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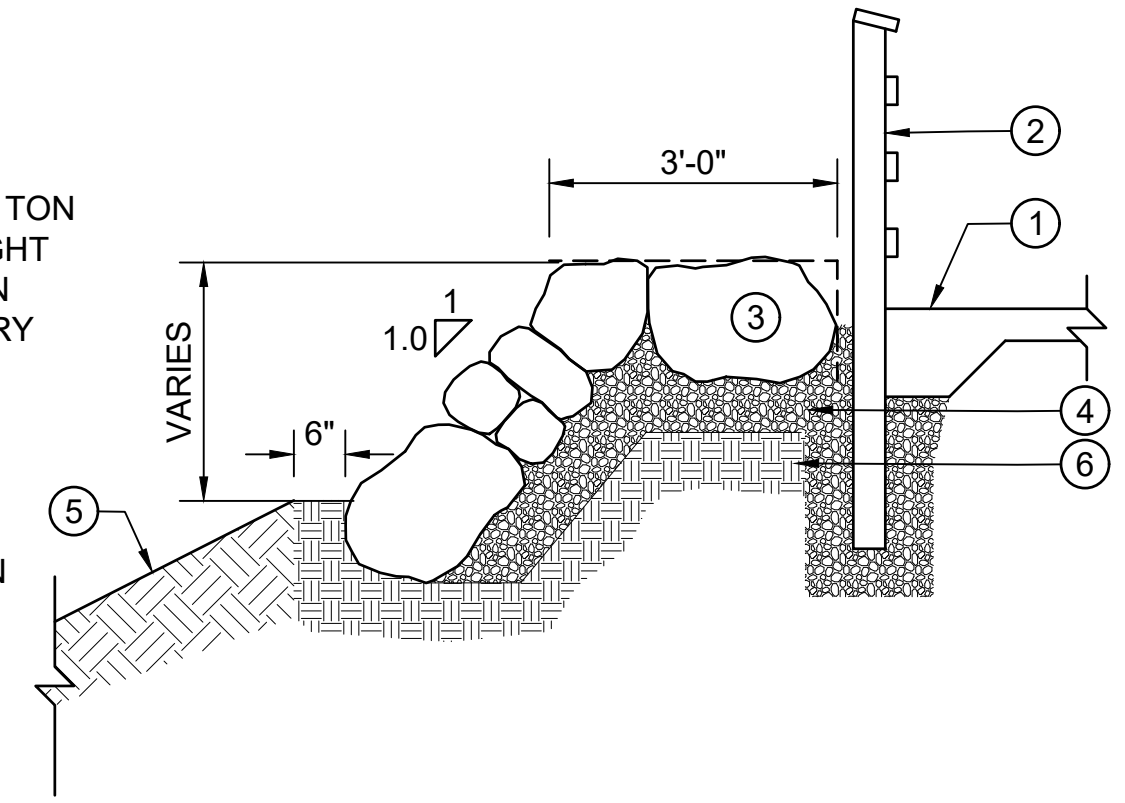
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- ① POST, CONSTRUCTION HEART REDWOOD, 6 X 6, SIM. TO EBRPD 2-RAIL FENCE, EVENLY SPACED
- ② TOP RAIL, 2 X 6 CONSTRUCTION HEART REDWOOD, RAILS TO SPAN 2 POSTS MINIMUM. BUTT JOINTS AT CL OF POST AND MITER AT CORNERS. SMOOTH FINISH
- ③ RAIL, 2 X 4 CONSTRUCTION HEART REDWOOD, RAILS TO SPAN 2 POSTS MINIMUM, BUTT JOINTS AT CL OF POST, STAGGER JOINTS AS SHOWN. MITER AT CORNERS.
- ④ CONCRETE PLAZA
- ⑤ AGGREGATE BASE, COMPACTED TO 95%
- ⑥ SPACE POSTS AT 4'-0" O.C., UON. HOLD TOP OF GUARDRAIL LEVEL
- ⑦ ROCKERY SLOPE



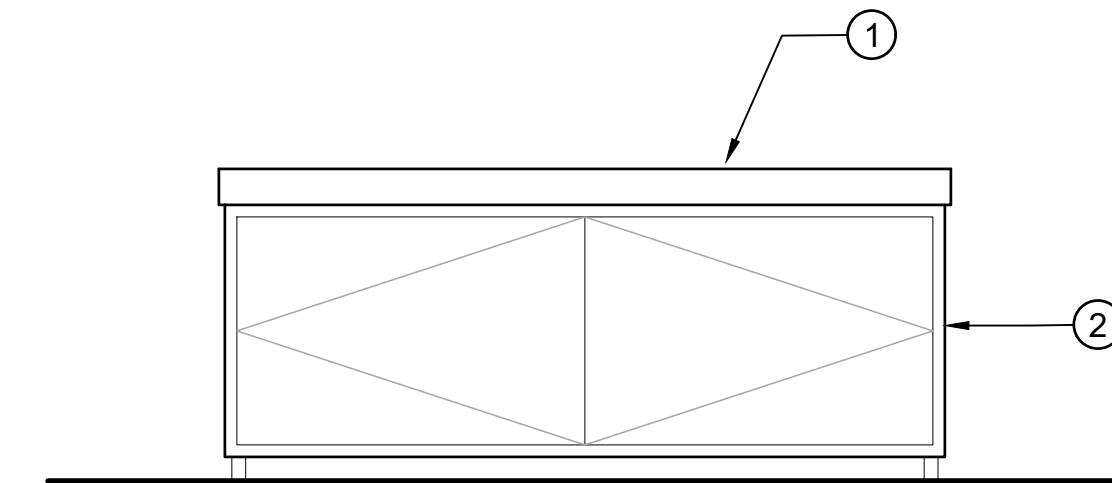
**RAILING** ③  
SCALE: 1" = 1'-0"

- ① CONCRETE PAVING (5 L-5.1)
- ② RAILING (#)
- ③ BOULDERS, 1/16, 1/8 AND 1/4 TON ROCK MIX. BATTER INTO TIGHT FIT ROCK FACE. STEP DOWN NORTH AND SOUTH ROCKERY ENDS.
- ④ BASE COURSE, 6" DEPTH.
- ⑤ ADJACENT GRADE, SLOPE VARIES, SEE GRADING PLAN
- ⑥ COMPACTED SUBGRADE



**ROCKERY** ①  
SCALE: 1/2" = 1'-0"

- ① PRECAST CONCRETE COUNTER, ATTACH TO BOX, PROVIDE SANDBLAST FINISH AND STAIN SEALANT
- ② KNAACK JOBSITE BOX MODEL 58 STORAGE MASTER CHEST WITH CASTORS; PRIME AND PAINT, COLOR TBD. PROVIDE U BOLT WELDED TO PAVILION POST, SECURE CABINET TO U BOLT WITH REMOVABLE PADLOCK INTERNAL TO CABINET. MODIFY CABINET TO ACCOMMODATE PADLOCK.



**CABINET** ②  
SCALE: 3/4" = 1'-0"

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HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
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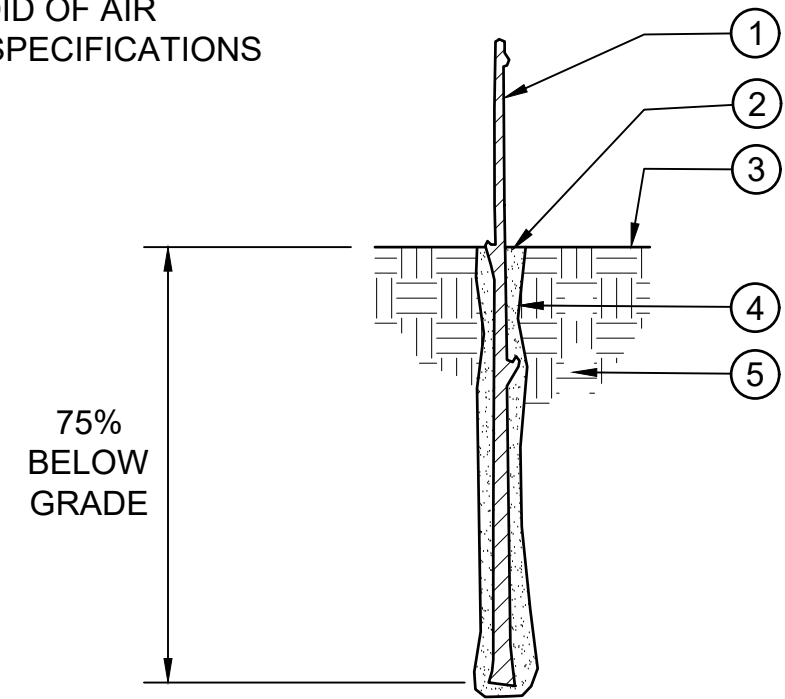
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- ① LIVE CUTTING (POLE OR STAKE) - SEE SPECIFICATIONS FOR LENGTH AND SIZE
- ② DRILL PILOT HOLE 1" DIAMETER LARGER THAN LIVE CUTTING DIAMETER
- ③ FINISH GRADE
- ④ NATIVE SOIL, VOID OF AIR POCKETS, SEE SPECIFICATIONS
- ⑤ SUBGRADE
- ⑥ NOTE: SET ALL LIVE CUTTINGS PERPENDICULAR TO SLOPE. INSTALL WITH IRREGULAR SPACING (NATURALISTIC) PER O.R. DIRECTION. SEE PLANS FOR APPROXIMATE SPACING.

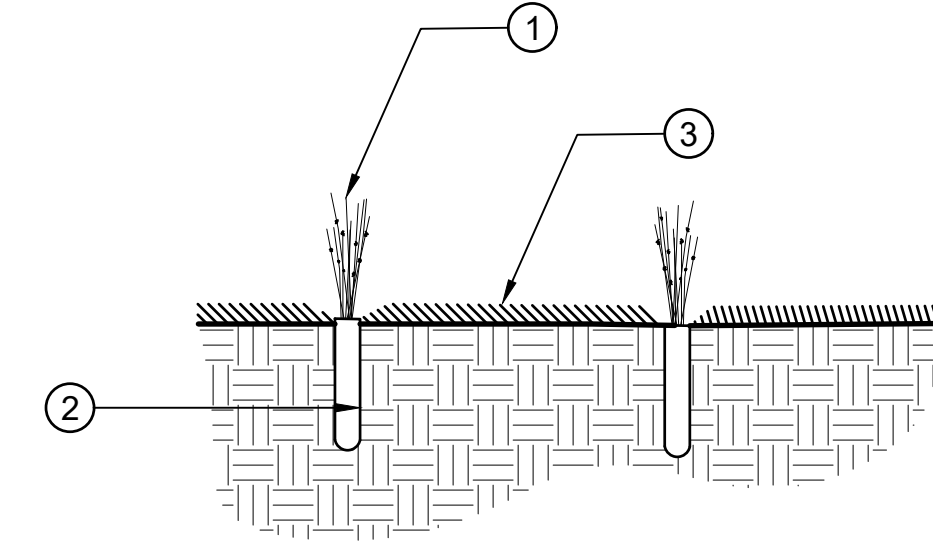


LIVE CUTTING - N.I.C.

SCALE: 1" = 1'-0"

3

- ① PLANT GROWN IN CONTAINER SMALLER THAN 1 GALLON
- ② PLANTING PIT, EQUAL DIAMETER TO CONTAINER. USE DIBBLE OR HAND SPADE. SET CROWN ABOVE FINISH GRADE. PINCH SOIL TIGHT AGAINST ROOTS.
- ③ MULCH / SEEDING, SEE SPECIFICATIONS AND PLANS. KEEP MULCH CLEAR OF CROWN.

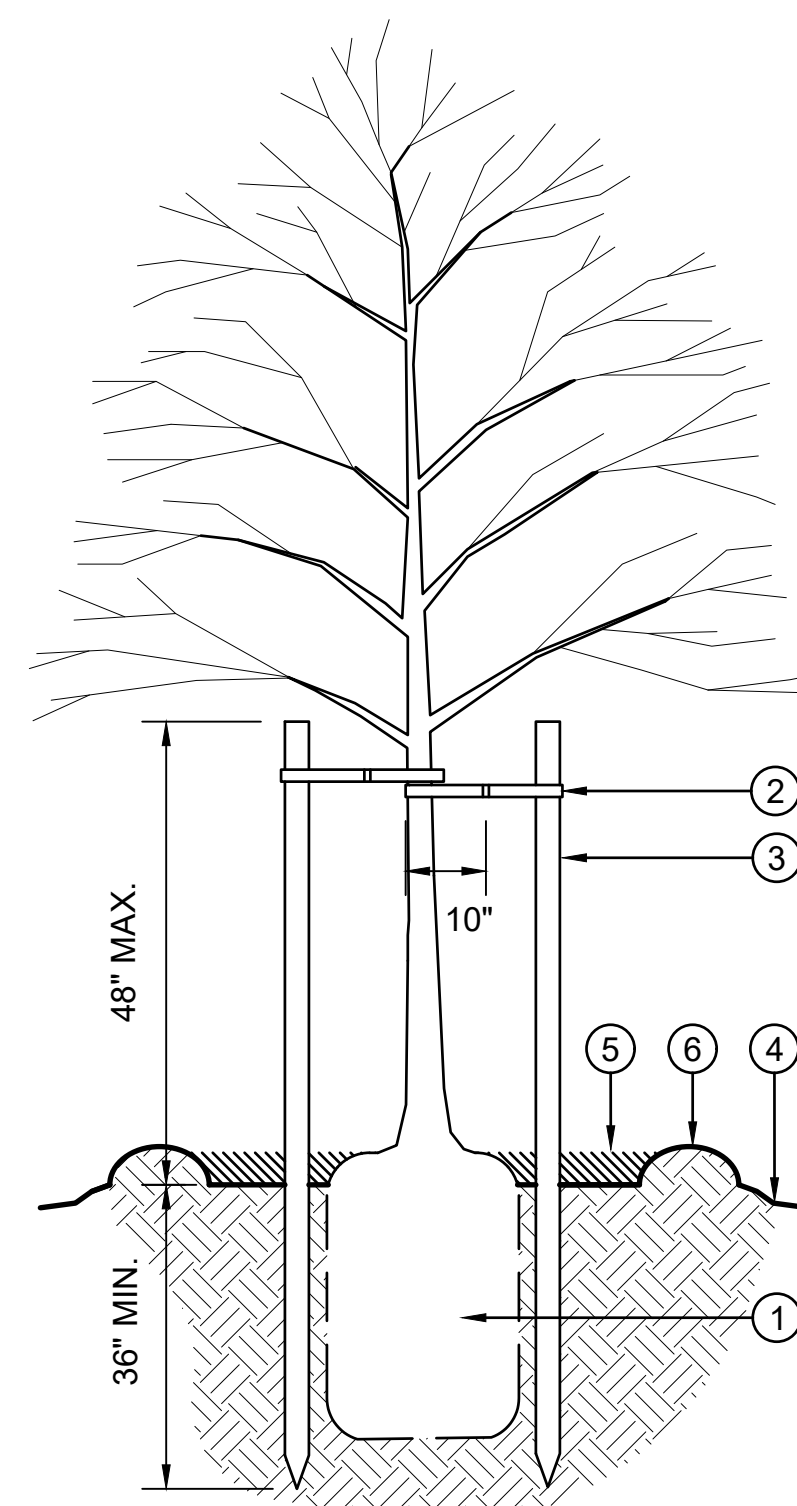


SMALL CONTAINER - N.I.C.

SCALE: 1" = 1'-0"

1

- ① LARGE CONTAINER TREE (5 GALLON OR LARGER)
- ② ARBORTIE TREE TIES (2), W/ 10" WIDE LOOPS AROUND TRUNK. SECURE ARBORTIES 4" MIN FROM TOP OF STAKES. DIRECTION AND APPROVAL OF INSTALLATION BY O.R.
- ③ TREE STAKES, SET VERTICAL OUTSIDE ROOTBALL. KEEP TOP OF STAKES 6" MIN CLEAR OF LIMBS. SET PARALLEL TO CONCRETE BAND.
- ④ FINISH GRADE
- ⑤ MULCH
- ⑥ WATERING BASIN LIP
- NOTE: SEE SPECIFICATIONS FOR SOIL MIX INFORMATION

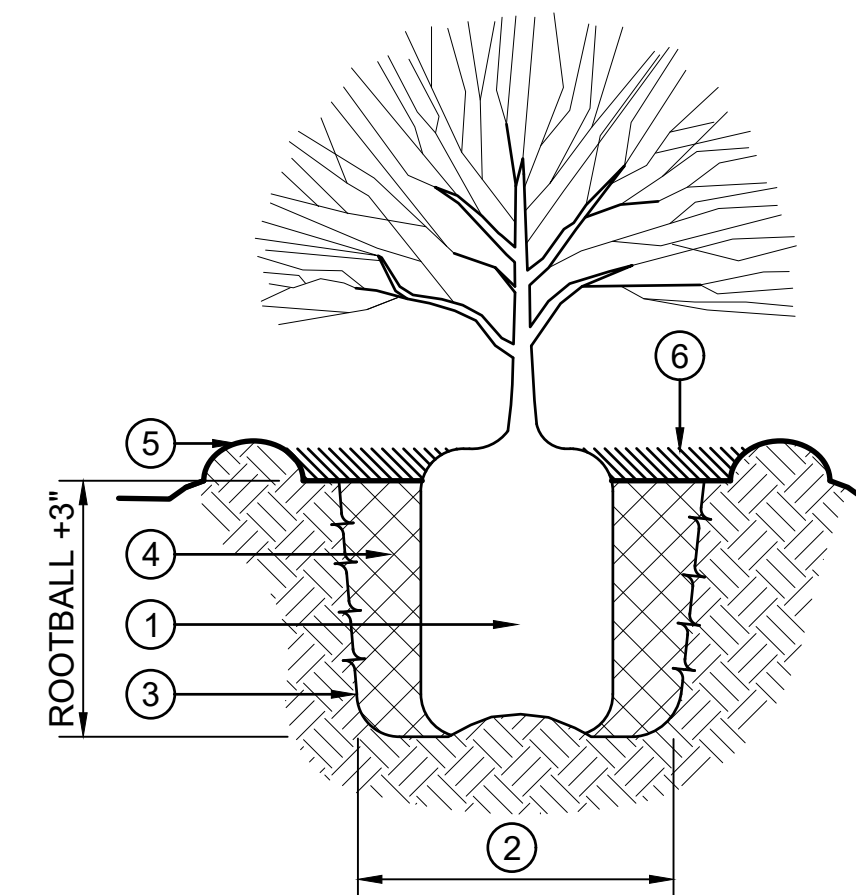


TREE STAKING

SCALE: 3/4" = 1'-0"

4

- ① LARGE CONTAINER TREE OR SHRUB ROOTBALL (1 GALLON OR LARGER). SET CROWN 1-2" ABOVE FINISHED GRADE
- ② PIT DIAMETER, TWO TIMES THE ROOTBALL DIAMETER. EXCAVATE PIT 6" SHALLOWER THAN CONTAINER, DEEPER BEYOND ROOTBALL. PLACE ROOTBALL ON CENTER MOUND AS SHOWN.
- ③ EDGE OF PIT, FRACTURE & SCARIFY.
- ④ PLANTING MIX SOIL, BACKFILLED. HAND COMPACT IN 6" LIFTS
- ⑤ WATERING BASIN LIP, 2" HEIGHT. DOWN SLOPE EDGE ONLY IN SLOPED CONDITION; COMPLETE PERIMETER IN LEVEL CONDITION
- ⑥ MULCH TO 3" DEPTH AT WATER WELL.
- NOTE: SEE SPECIFICATIONS FOR SOIL MIX INFORMATION



LARGE CONTAINER

SCALE: 3/4" = 1'-0"

2

NO.	DATE	DESCRIPTION	APPR.

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION) REVEGETATION DETAILS

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 OF 129

**GENERAL PROJECT NOTES**

1. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS.
2. ALL EXISTING FEATURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATIONS, ELEVATIONS, ETC. OF EXISTING FACILITIES AND TO IMMEDIATELY NOTIFY THE DISTRICT IN WRITING OF ANY FIELD CONFLICTS.
3. REFER TO SUPPLEMENTARY CONDITIONS FOR PERMIT REQUIREMENTS.
4. CONTRACTOR SHALL MEET WITH DISTRICT PRIOR TO START OF CONSTRUCTION. 48 HOURS NOTICE IS REQUIRED ON ALL INSPECTIONS.
5. DUST CONTROL DURING ALL PHASES OF CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. ADJOINING STREETS AND PRIVATE DRIVEWAYS SHALL BE KEPT CLEAN OF PROJECT DIRT, MUD, MATERIALS AND DEBRIS, TO THE SATISFACTION OF THE DISTRICT.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL THE PROPOSED ROUTES FOR ALL CONSTRUCTION TRAFFIC RELATED TO THE PROJECT. UPON APPROVAL, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE ROUTES ONLY. IN ADDITION TO THE CONTRACTOR'S PROPOSED ROUTES, A DETOUR PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DISTRICT.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO RESIDENCES AND BUSINESSES AFFECTED BY THE PROJECT THROUGHOUT THE DURATION OF THE CONTRACT ACCORDING TO THE SPECIFICATIONS. THE CONTRACTOR SHALL AT NO TIME BLOCK ACCESS TO RESIDENTS WITHOUT THE ADVANCE APPROVAL OF THE DISTRICT AND NOTIFICATION OF THE RESIDENT.
8. THE CONTRACTOR SHALL BE REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE FENCED AREA AND/OR APPROVED STAGING AREA OBTAINED FOR THIS PROJECT UNLESS OTHERWISE SHOWN. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEHICLES AND EQUIPMENT, LIMITS OF TRENCH EXCAVATIONS, AND STOCKPILED NEW MATERIAL.
9. CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICES ALERT (U.S.A) 811 TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION OR DEMOLITION OF IMPROVEMENTS.
10. CONTRACTOR SHALL EXERCISE DUE CAUTION DURING CONSTRUCTION TO PROTECT ANY EXISTING LANDSCAPING, FIXTURES, EQUIPMENT, CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND AC PAVING TO REMAIN. ANY DAMAGE RESULTING FROM CONTRACTOR OPERATIONS SHALL BE REPAIRED AS DIRECTED BY THE DISTRICT, AT NO ADDITIONAL COST TO THE DISTRICT.
11. TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, AND OTHER DEVICES NECESSARY TO ENSURE PUBLIC SAFETY WITHIN THE PROJECT SITE. THE CONTRACTOR SHALL SUBMIT A WRITTEN TRAFFIC CONTROL SIGNING PLAN (INCLUDING STREET CLOSURE DETAILS) TO THE DISTRICT BY TEN (10) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. LANE CLOSURE APPLICATIONS SHALL BE SUBMITTED BY 10:00 AM ON THE THURSDAY PRIOR TO THE WEEK OF THE CLOSURE. NO ROAD CLOSURES WILL BE ALLOWED.
12. CONTRACTOR SHALL RESTORE ALL FACILITIES OUTSIDE LIMITS OF WORK DAMAGED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE DISTRICT. ANY DAMAGE TO THE EXISTING FACILITIES INCLUDING, BUT NOT LIMITED TO: TREES, LANDSCAPING, IRRIGATION, STORM, SEWER, UTILITY SERVICES, FENCES, WALLS, SIDEWALK, SIGNAGE, STRIPING, AND PAVEMENT SURFACES SHALL BE RESTORED AT CONTRACTOR'S EXPENSE.
13. NO MATERIAL OR EQUIPMENT SHALL BE STORED OVERNIGHT IN PUBLIC RIGHT OF WAY.
14. THE PLANS MAY NOT SHOW ALL OF THE UTILITIES. THE CONTRACTOR SHALL VERIFY BY POTHOLING ALIGNMENT AND ELEVATION OF EXISTING UTILITIES AFFECTING THE WORK PRIOR TO CONSTRUCTION. CALL U.S.A. (800) 227-2600 OR 811 A MINIMUM OF 2 WORKING DAYS IN ADVANCE OF EXCAVATION. CONTRACTOR TO REMOVE U.S.A. MARKINGS AT THE END OF THE PROJECT.
15. IF SAW CUTTING AND/OR TRENCH EXCAVATION ACTIVITIES RESULT IN A WIDTH OF LESS THAN 4 FEET OF EXISTING PAVEMENT REMAINING BETWEEN THE PROPOSED EDGE OF TRENCH AND EXISTING EDGE OF PAVEMENT, THE CONTRACTOR SHALL REMOVE THIS REMNANT "SLIVER" OF PAVEMENT ENTIRELY AND RESTORE IT TO ITS ORIGINAL FULL WIDTH DURING SURFACE RESTORATION. THIS PAVING WORK SHALL BE CONSIDERED INCIDENTAL AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
16. CONTRACTOR SHALL PROTECT ALL UTILITY STRUCTURES AND SURVEY MONUMENTS WITHIN THE WORK AREAS. THE CONTRACTOR SHALL REVIEW THE WORK SITES PRIOR TO SUBMISSION OF BIDS.
17. EXISTING DISTRICT MONUMENTS SHALL NOT BE DISTURBED. PER SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONAL CODE, ANY MONUMENTS THAT ARE ACCIDENTALLY DISTURBED BY THE CONTRACTOR SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, AND A RECORD OF SURVEY OR CORNER RECORD SHALL BE PREPARED AND FILED. THE REPLACEMENT OR RELOCATION OF THESE SURVEY MONUMENTS MUST BE COORDINATED WITH THE COUNTY SURVEY DEPARTMENT. THE REPLACEMENT OR RELOCATION OF THESE MONUMENTS SHALL BE AT NO ADDITIONAL COST TO THE DISTRICT.
18. DIMENSIONS SHOWN ON PLANS ARE HORIZONTAL MEASUREMENTS.
19. THE CONTRACTOR SHALL VERIFY AND OBTAIN APPROVAL FROM THE DISTRICT ARBORIST PRIOR TO ANY TRIMMING, REMOVAL, AND/OR DISTURBANCE OF EXISTING TREE ROOTS GREATER THAN 2 INCHES IN DIAMETER.
20. THE CONTRACTOR'S DAY WORK OPERATIONS SHALL BE LIMITED TO AN 8.5-HOUR BLOCK AS MUTUALLY AGREED UPON BETWEEN THE CONTRACTOR AND THE DISTRICT BETWEEN 7:00 A.M. AND 5:00 P.M. AS SPECIFIED IN THE GENERAL CONDITIONS.

**DEMOLITION NOTES:**

1. CONTRACTOR SHALL PROTECT ALL EXISTING FENCES, WALLS, TREES, PRIVATE LANDSCAPING, CURBS, ABOVEGROUND UTILITIES (JOINT POLES, STREET LIGHTS), AND UNDERGROUND UTILITIES (STORM DRAIN, SANITARY SEWER, TELECOMMUNICATION, WATER & GAS) UNLESS OTHERWISE NOTED.
2. EXISTING SIGNING AND STRIPING BEYOND PROJECT LIMITS ARE TO REMAIN. IF DAMAGED, CONTRACTOR SHALL RESTORE AT THEIR OWN EXPENSE.
3. ALL VAULTS, VALVE AND MANHOLE LIDS ARE TO BE PROTECTED UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES HAVE BEEN PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHIC SURVEY. THE TYPES, LOCATION, SIZES AND DEPTH OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS MAY VARY AND ADDITIONAL FACILITIES MAY EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. SHALLOW UTILITIES MAY BE PRESENT. CONTRACTOR SHALL IDENTIFY AND LOCATE ALL UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL OF THE WORK PERFORMED BY HIS SUBCONTRACTORS AND THE CONTRACTOR FURNISHING THE BUILDING, WITHOUT EXCEPTION. THIS INCLUDES GENERAL CONTRACTOR COORDINATION WITH THE DISTRICT'S BUILDING DIVISION FOR BUILDING PERMIT INSPECTIONS RELATED TO WORK SCOPE PERFORMED BY THE CONTRACTOR FURNISHING THE BUILDING.
8. THE CONTRACTOR SHALL IDENTIFY A RESPONSIBLE CONTACT, WHO IS AN EMPLOYEE OF THE CONTRACTOR, AND A 24-HOUR TELEPHONE NUMBER TO CALL TO RESOLVE PROBLEMS WITH NOISE, DUST OR OTHER CONSTRUCTION-RELATED ISSUES.
9. ALL STRIPING SHALL BE REMOVED PRIOR TO DEMOLITION ACTIVITIES.
10. PROTECT MONUMENTS.

**STRIPING NOTES:**

1. SIGNING AND STRIPING SHALL CONFORM TO THE CALTRANS STANDARD PLANS AND SPECIFICATIONS DATED MAY 2023 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD). SEE CALTRANS STANDARD PLANS A20 (A-D) & A24 (A-F) FOR SIGNING AND STRIPING DETAILS, INCLUDING INSTALLATION OR REMOVAL OR RAISED PAVEMENT MARKERS.
2. CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL PAVEMENT MARKINGS WITH THE DISTRICT PRIOR TO CAT TRACKING.
3. SIGN POSTS SHALL BE LOCATED AS DIRECTED BY THE DISTRICT.
4. ALL SIGNS AND STRIPING SHALL BE REFLECTED PER CALTRANS SPECIFICATIONS AND AS DIRECTED BY DISTRICT.
5. 125 MIL THICK ALKYD THERMOPLASTIC SHALL BE USED FOR ALL PERMANENT STRIPING AND PERMANENT MARKING THAT

INCLUDE BUT NOT LIMITED TO LIMIT LINES, ARROWS, CROSSWALK LINES, PAVEMENT LETTERING AND ARTERIAL STRIPING INCLUDING CENTERLINE, LANE LINES AND EDGE LINES.

6. NEW STRIPING SHALL NOT BE PLACED UNTIL CAT-TRACK HAS BEEN APPROVED. EXACT LOCATION OF STRIPING AND PAVEMENT MARKING SHALL BE APPROVED BY THE DISTRICT PRIOR TO PAINTING OR INSTALLATION.
7. ALL WORK SHALL BE COORDINATED WITH AND COMPLETED TO THE SATISFACTION OF THE DISTRICT.
8. ALL PAVEMENT LEGENDS SHALL BE PLACED IN THE CENTER OF THE PARKING STALL.

DRAWING NAME: \\BKF-WKS\4020\191607\_ERRPD\_Roddy\_Ranch\_Restoration\ENGINEERING\SHEET\191607\_ERRP\_C1.0\_GENERAL NOTES.dwg  
PLOT DATE: 04-19-24 PLOTTED BY: for

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			APPR	

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HABITAT RESTORATION AND PUBLIC ACCESS PLAN**

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**GENERAL NOTES**



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DRAWING NAME: \\BKF-WC\010191607\_EBRPD\_Roddy\_Ranch\_Restoration\ENGINEERING\SSCD191607\_RRRP\_C2.0\_EXISTING CONDITIONS.dwg  
 PLOT DATE: 04-19-24 PLOTTED BY: lbr



**LEGEND**

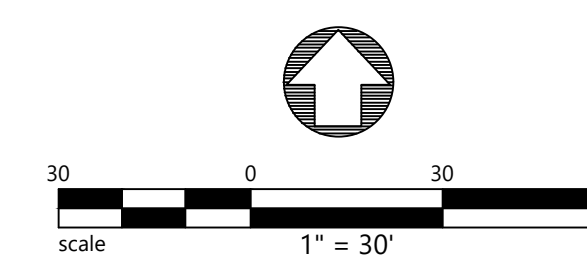
- PROPERTY LINE
- - - EASEMENT
- - - LIMIT OF WORK
- - - EXISTING CONTOUR
- SS --- EXISTING SANITARY SEWER PIPE
- SS --- EXISTING SANITARY SEWER MANHOLE
- SD --- EXISTING STORM DRAIN PIPE
- SD --- EXISTING STORM DRAIN MANHOLE
- SD --- EXISTING STORM DRAIN CURB INLET
- SD --- EXISTING STORM DRAIN DRAINAGE INLET
- SD --- EXISTING DRAINAGE BUBBLER
- FW --- EXISTING DOMESTIC WATER PIPE
- FW --- EXISTING WATER VALVE
- FW --- EXISTING FIRE HYDRANT
- FW --- EXISTING RECYCLED WATER PIPE
- FW --- EXISTING BACKFLOW PREVENTER
- TRENCH LIMITS, DETAIL 1/C4.0
- REMOVE AND REPLACE EXISTING CONCRETE
- REMOVE AND REPLACE EXISTING ASPHALT
- E --- UNDERGROUND ELECTRIC
- FO --- FIBER OPTIC LINE
- GAS --- GAS LINE
- ACL --- ACETYLENE LINE
- OKY --- OXYGEN LINE
- STREET LIGHT

- NOTES**
- 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.
  - EXISTING UTILITIES NOT SPECIFIED ON THIS PLAN TO BE REMOVED OR ABANDONED ARE TO REMAIN IN PLACE AND ARE NOT TO BE DISTURBED. IF DISCREPANCIES OCCUR BETWEEN UTILITIES SHOWN ON THIS PLAN AND THOSE WHICH EXIST IN THE FIELD, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
  - 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.
  - EXISTING CURB AND SIDEWALK AND LANDSCAPE/IRRIGATION OUTSIDE 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.
  - CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND SITE FEATURES OUTSIDE THE PROJECT LIMITS FROM BEING DAMAGED. 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.

- KEYNOTES**
- REMOVE AND REPLACE EXISTING CONCRETE, MATCH EXISTING SECTION
  - REMOVE AND REPLACE EXISTING ASPHALT, MATCH EXISTING SECTION
  - PROTECT EXISTING FENCE IN PLACE

**ABBREVIATIONS**

ACL	ACETYLENE
AW	BACK OF WALK
DW	DOMESTIC WATER
E	ELECTRIC
FG	FINISHED GRADE
FH	FIRE HYDRANT
FO	FIBER OPTIC
GAS	GASOLINE
OKY	OXYGEN
PROSE	PACIFIC GAS AND ELECTRIC
RW	RECYCLED WATER
SD	STORM DRAIN
SS	SANITARY SEWER
V	TELEPHONE
W	WATER
WV	WATER VALVE



NO.	DATE	DESCRIPTION	APPR

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
**(NOT FOR CONSTRUCTION)**  
**EXISTING CONDITIONS & DEMOLITION PLAN**

**BKF**  
 1646 N. CALIFORNIA BLVD.  
 SUITE 400  
 WALNUT CREEK, CA 94596  
 (925) 940-2200  
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**RDG**  
 Restoration Design Group, Inc.  
 800 Heinz Street  
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SCALE	
DATE	04/19/24
SHEET	

**U-2.0**  
 OF XX

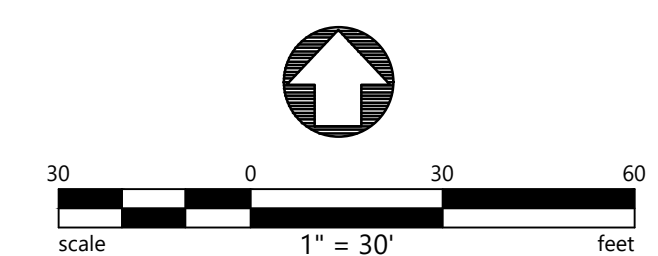
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 PLOT DATE: 04-19-24 PLOTTED BY: lbr



- LEGEND**
- W 1.0" WATER LINE  
PVC SCHEDULE 40
  - 1.0" BACKFLOW PREVENTOR
- KEYNOTES**
- 1 CONNECT TO DRINKING FOUNTAIN
  - 2 UTILITY TRENCHING
  - 3 CONNECT 1.0" BFP TO REVERSE OSMOSIS SYSTEM
  - 4 INSTALL REVERSE OSMOSIS WATER FILTRATION SYSTEM AND CONNECT TO WELL TANK

- 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 14-20 TRAFFIC-RATED TOP SHALL BE USED TO REPLACE THE EXISTING TOP OF THE ADJUSTED STRUCTURE. ALL STRUCTURES WITHIN THE PEDESTRIAN PATHWAY SHALL MEET ADA REQUIREMENTS. STRUCTURES WITH GRATES SHALL HAVE OPENINGS 1/2" MAXIMUM WIDE AND ELONGATED IN THE DIRECTION PERPENDICULAR TO THE DIRECTION OF DOMINANT PEDESTRIAN TRAVEL.
  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. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
  6. LENGTH OF PIPES ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED TO THE NEAREST FOOT AND ARE SHOWN FOR ENGINEERING CALCULATIONS ONLY. CONTRACTOR SHALL ESTIMATE THEIR OWN PIPE LENGTHS PRIOR TO BIDDING.

- ABBREVIATIONS**
- BFP BACK FLOW PREVENTOR
  - EX EXISTING
  - MH MANHOLE
  - POC POINT OF CONNECTION
  - RM ELEVATION AT TOP OF CASTING
  - SD STORM DRAIN
  - SDRI STORM DRAIN DROP INLET
  - SS SANITARY SEWER
  - SSMH SANITARY SEWER MANHOLE



NO.	DATE	DESCRIPTION	APPR

**FORMER RODDY RANCH GOLF COURSE**  
 HABITAT RESTORATION AND PUBLIC ACCESS PLAN  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

UTILITY PLAN

**BKF**

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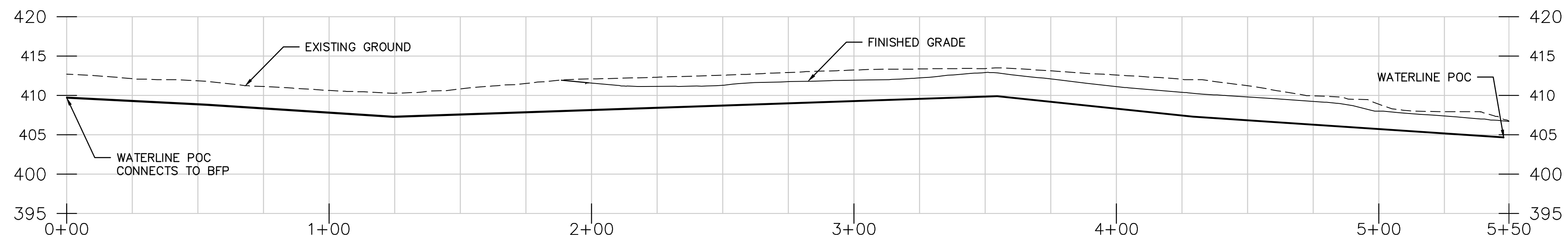


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OF XX

DRAWING NAME: \\BKF-WC\shared\2019\191607\_EBRPD\_Reddy\_Ranch\_Restoration\ENGINEERING\191607\_RRRP\_C3.0\_UTILITY\_PLAN.dwg  
 PLOT DATE: 04-19-24 PLOTTED BY: lbr



**WATERLINE-1 PROFILE**  
 SCALE: 1" = 30' HORIZ.  
 1" = 10' VERT.

NO.	DATE	DESCRIPTION	APPR

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)      UTILITY PROFILE



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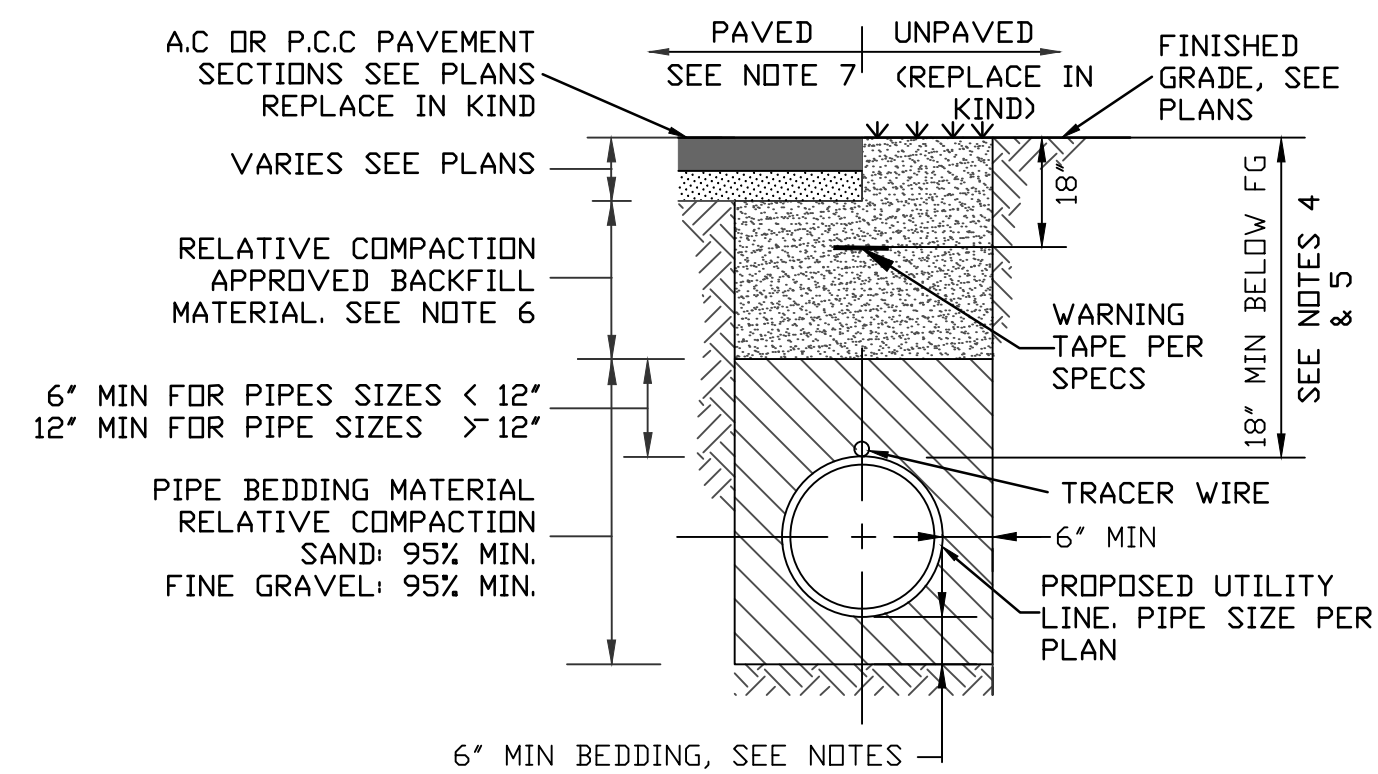


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DATE	04/19/24
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**U-3.1**  
 OF XX



DRAWING NAME: \\BKF-WC\shared\2019\191607\_EBRPD\_Ranch\_Restoration\ENGINEERING\DETAILS\U-4.0\_CONSTRUCTION\_DETAILS.dwg  
 PLOT DATE: 04-19-24 PLOTTED BY: lbr



**NOTES:**

1. BEDDING SHOULD EXTEND A MINIMUM D/4 (D=OUTSIDE PIPE DIAMETER) BELOW BOTTOM OF PIPE.
2. SEE PROJECT SPECIFICATIONS FOR FURTHER UTILITY TRENCH REQUIREMENTS.
3. WHERE TRENCHES EXCEED 5' DEEP, CONTRACTOR TO CONFORM TO CURRENT OSHA REQUIREMENTS FOR SHORING, SLOPING, AND WORKING SAFELY.
4. COVER FOR PAVED AREAS IS DEFINED FROM TOP OF PIPE TO BOTTOM OF AGGREGATE BASE.
5. COVER FOR UNPAVED AREAS IS DEFINED FROM TOP OF PIPE TO TOP OF FINISHED SURFACE.
6. THE RELATIVE COMPACTION FOR APPROVED NATIVE MATERIAL, IMPORTED FILL, AND CALTRANS CLASS II AGGREGATE BASE SHALL BE AS FOLLOWS:  
 PAVED AREAS: 95% MIN  
 NON-PAVED AREAS: 90% MIN
7. AC PAVEMENT REPAIR SHALL EXTEND 12' ON EITHER SIDE OF THE TRENCH AND SHALL MATCH EXISTING PAVEMENT SECTION OR MIN 4" AC/6"AB.
8. THE COMPACTION REQUIREMENTS AND THICKNESS OF BACKFILL AND BEDDING SHALL BE IN ACCORDANCE WITH TRENCH BACKFILL SECTION.

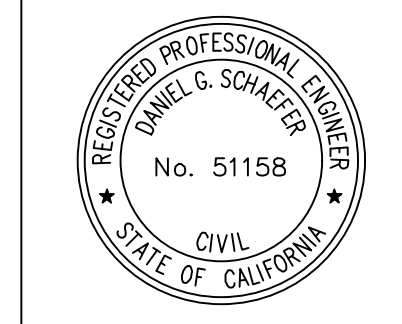
1 UTILITY TRENCH  
 NO SCALE

NO.	DATE	DESCRIPTION	APPR

**FORMER RODDY RANCH GOLF COURSE**  
**HABITAT RESTORATION AND PUBLIC ACCESS PLAN**  
 65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)      CONSTRUCTION DETAILS

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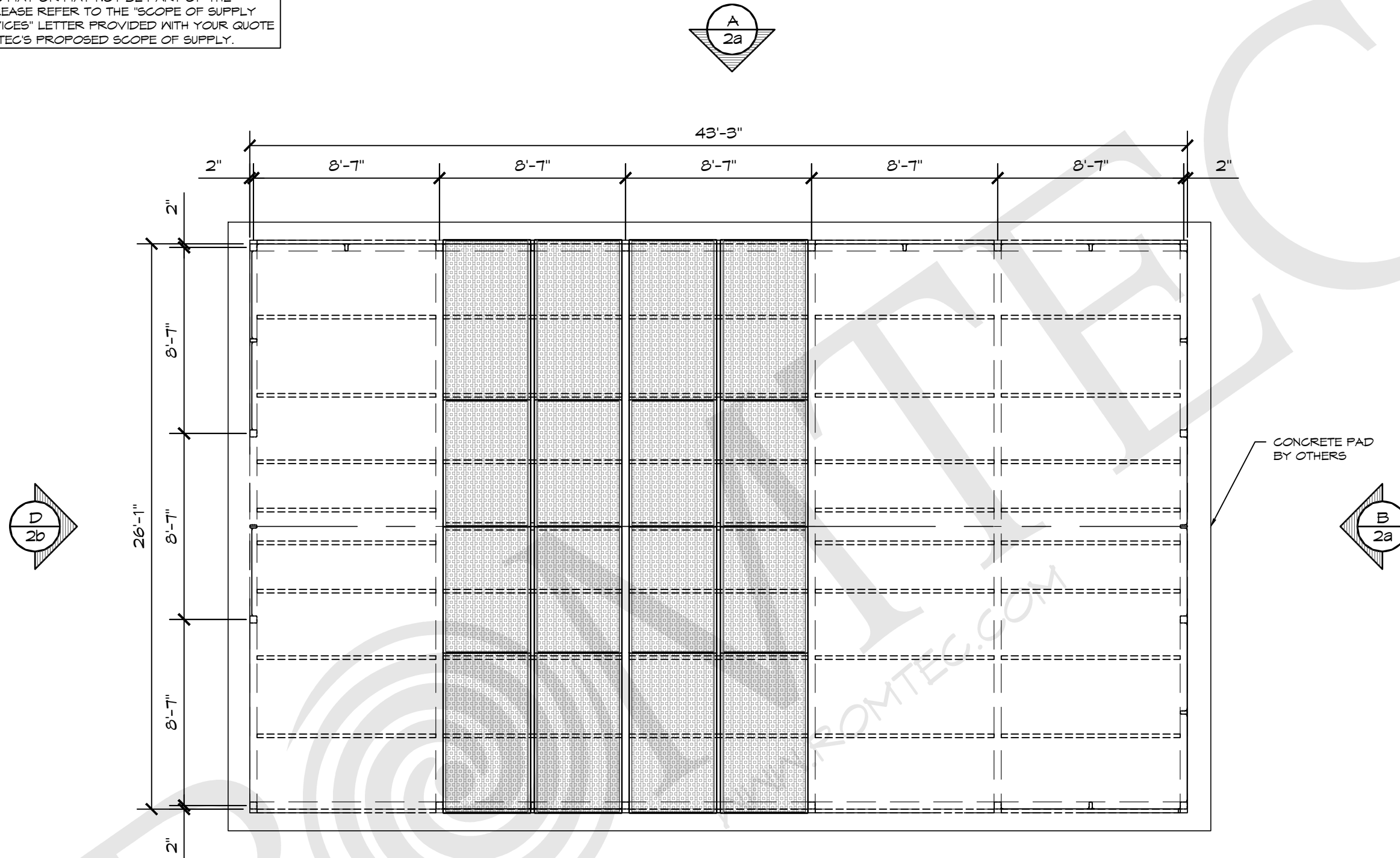
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**1 FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

**ROMTEC**  
 18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
 (541) 496-3541 FAX (541) 496-0803  
**PRELIMINARY**

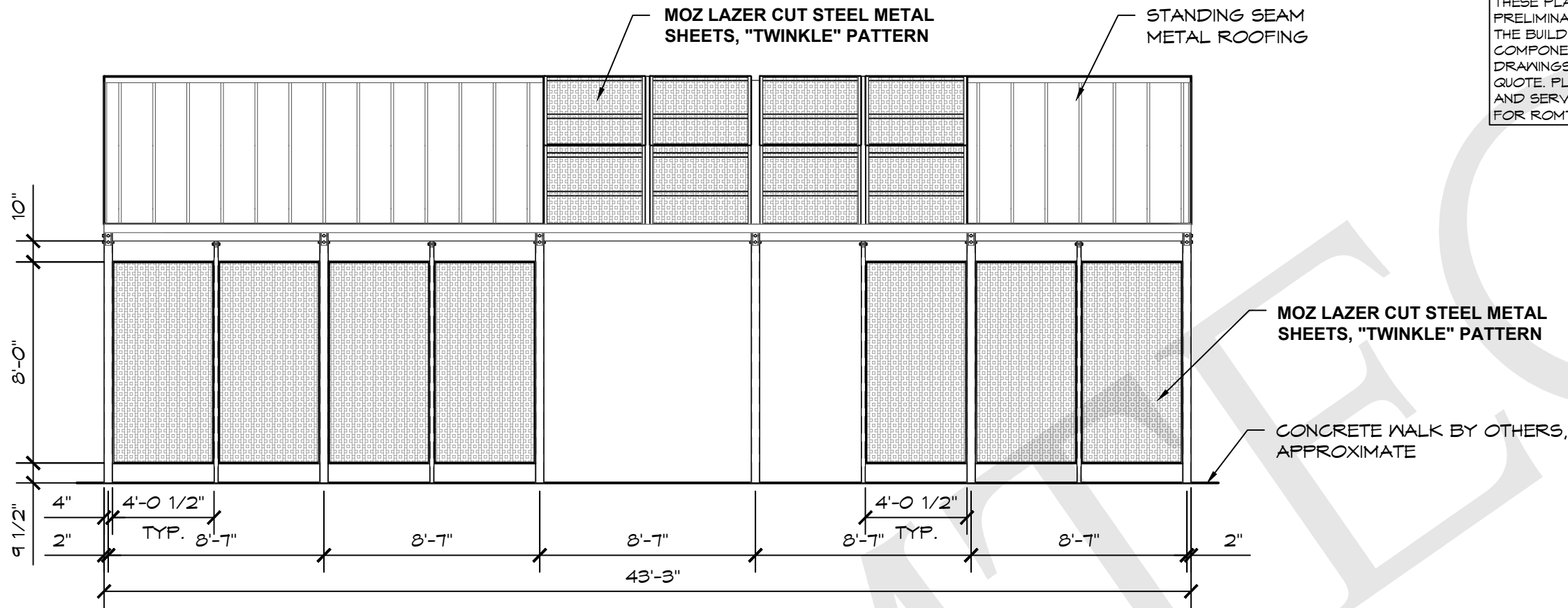
PROJECT:  
**FORMER RODDY RANCH GOLF COURSE  
 HABITAT RESTORATION - PAVILION  
 ANTIOCH, CALIFORNIA**

PROJECT#: **2241 C**  
 MODEL#: **2241 C**  
 DATE: **4/18/2024**

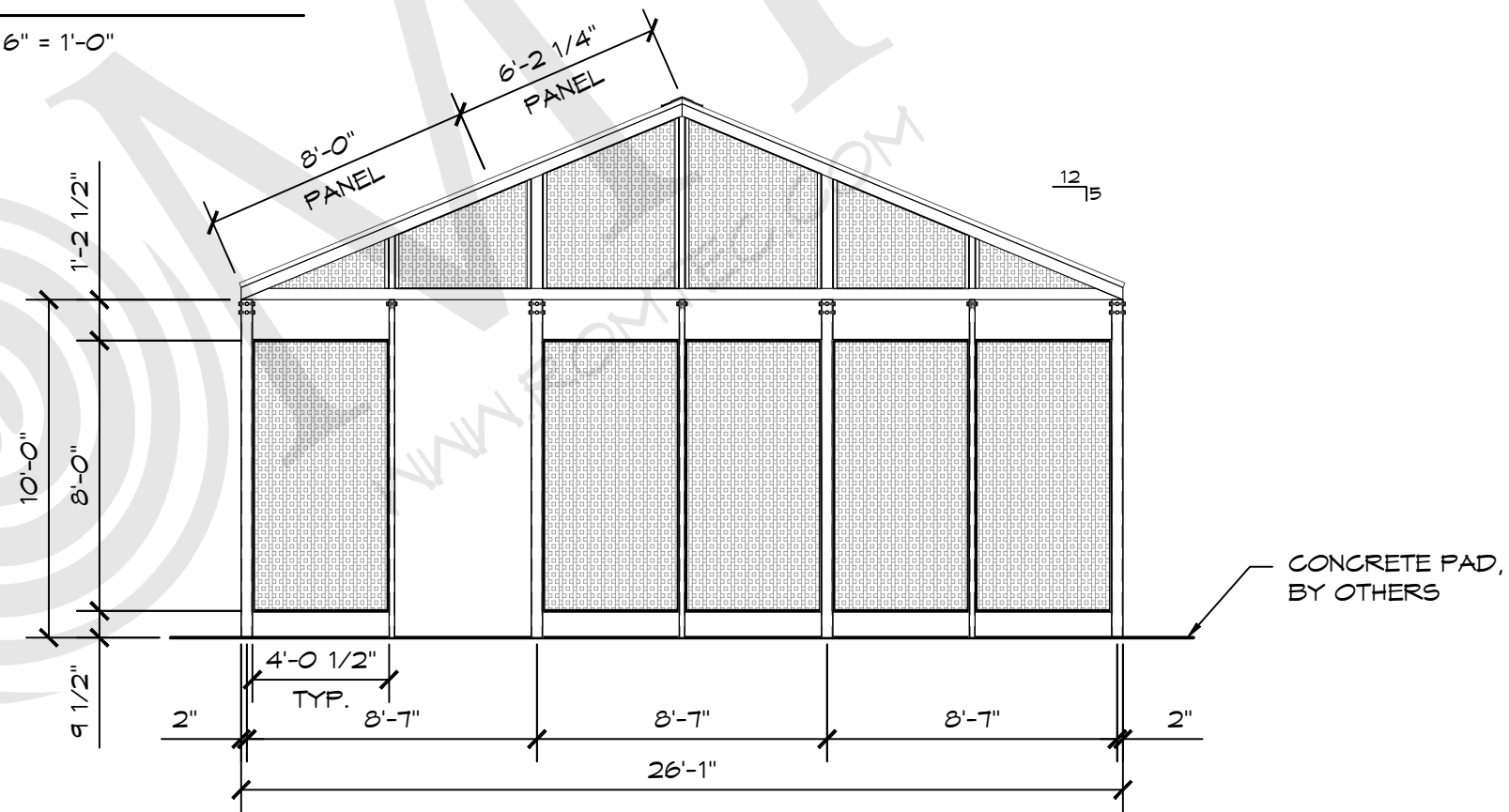
REV.	DATE	BY

DRAWN BY: **HS**

SHEET NO. **A-01**



**A** ELEVATION VIEW  
SCALE: 3/16" = 1'-0"



**B** ELEVATION VIEW  
SCALE: 3/16" = 1'-0"

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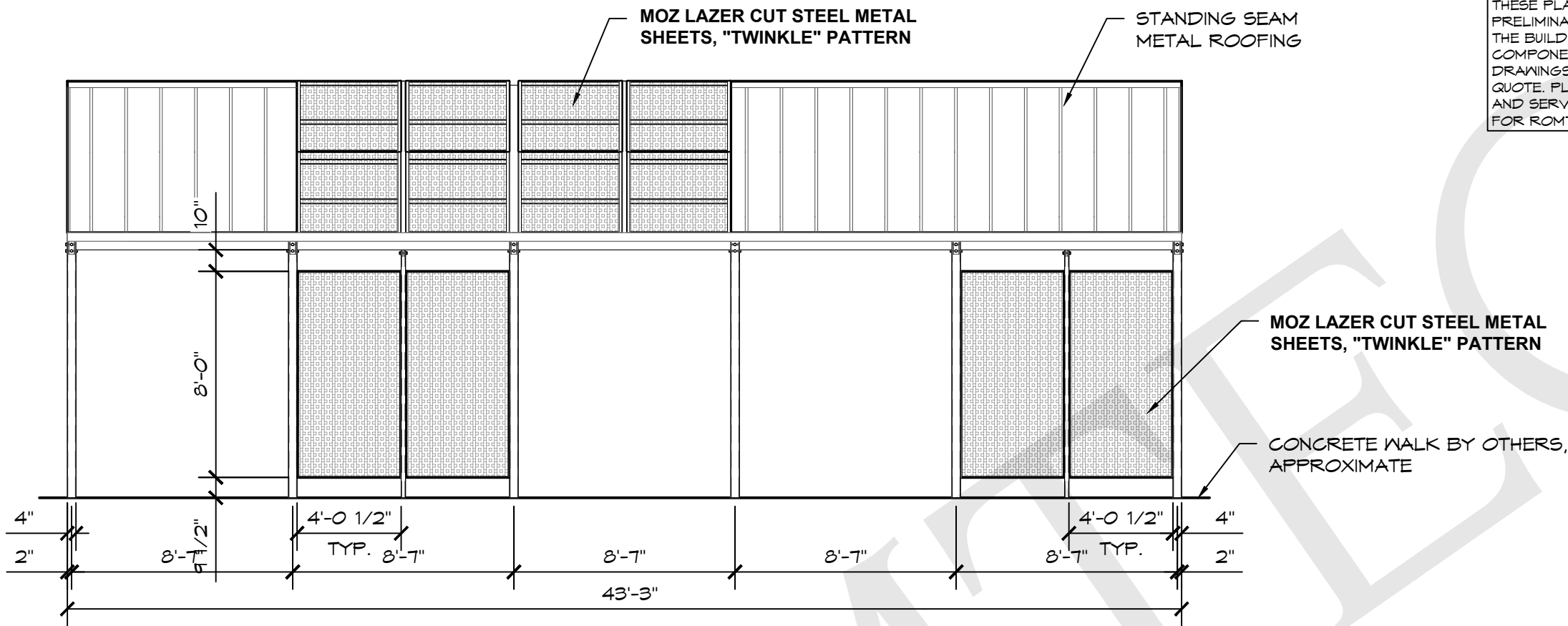
PROJECT:  
FORMER RODDY RANCH GOLF COURSE  
HABITAT RESTORATION - PAVILION  
ANTIOCH, CALIFORNIA

PROJECT#: 2241 C  
MODEL#:   
DATE: 4/18/2024  
REVISIONS  
REV. DATE BY  
DRAWN BY: HS

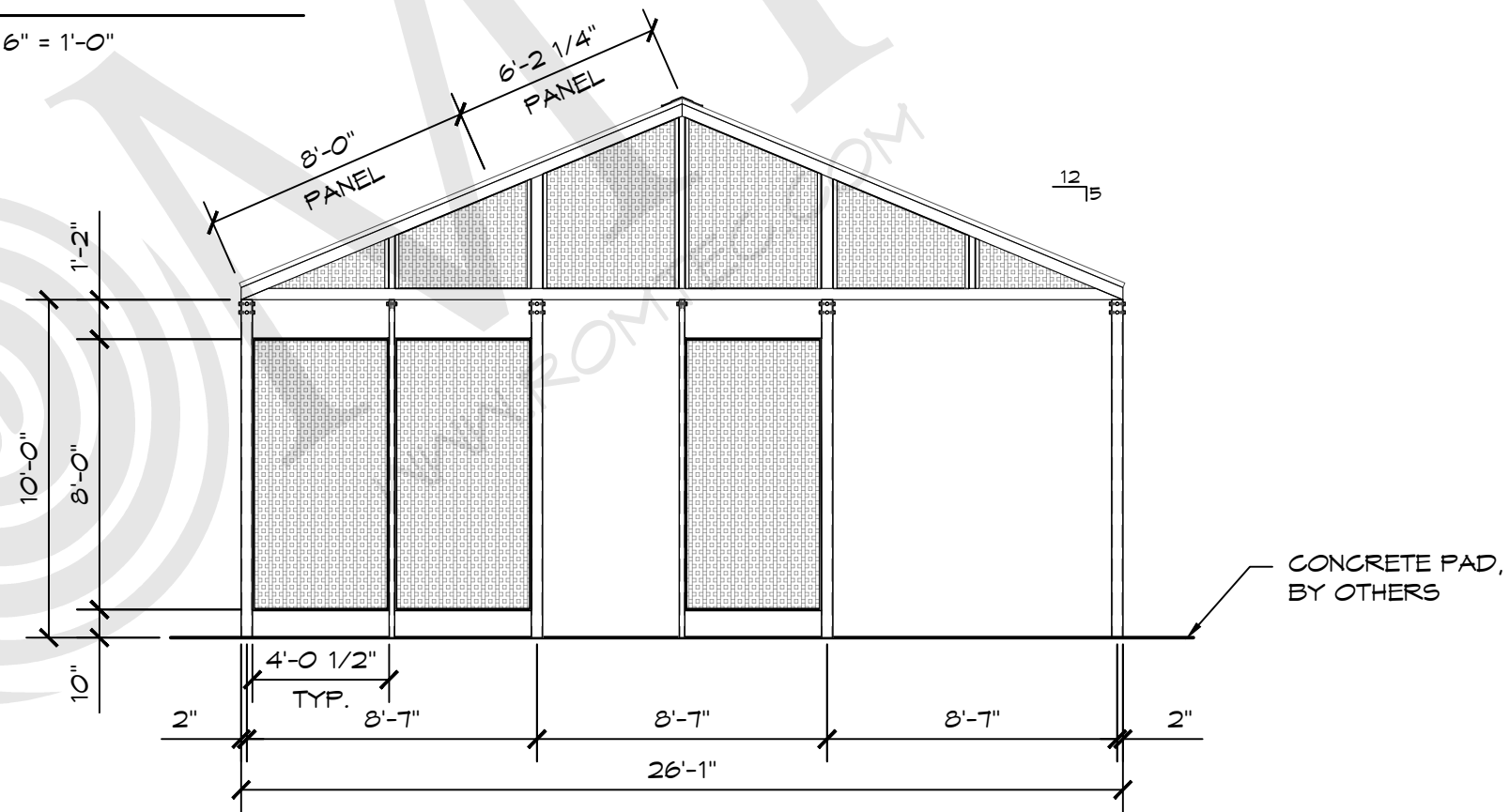
SHEET TITLE: ELEVATION VIEW

SHEET NO.

A-02a



**C** ELEVATION VIEW  
SCALE: 3/16" = 1'-0"



**D** ELEVATION VIEW  
SCALE: 3/16" = 1'-0"

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PROJECT:  
FORMER RODDY RANCH GOLF COURSE  
HABITAT RESTORATION - PAVILION  
ANTIOCH, CALIFORNIA

PROJECT#: 2241 C  
MODEL#:   
DATE: 4/18/2024  
REVISIONS  
REV. DATE BY  
DRAWN BY: HS

SHEET TITLE: ELEVATION VIEW

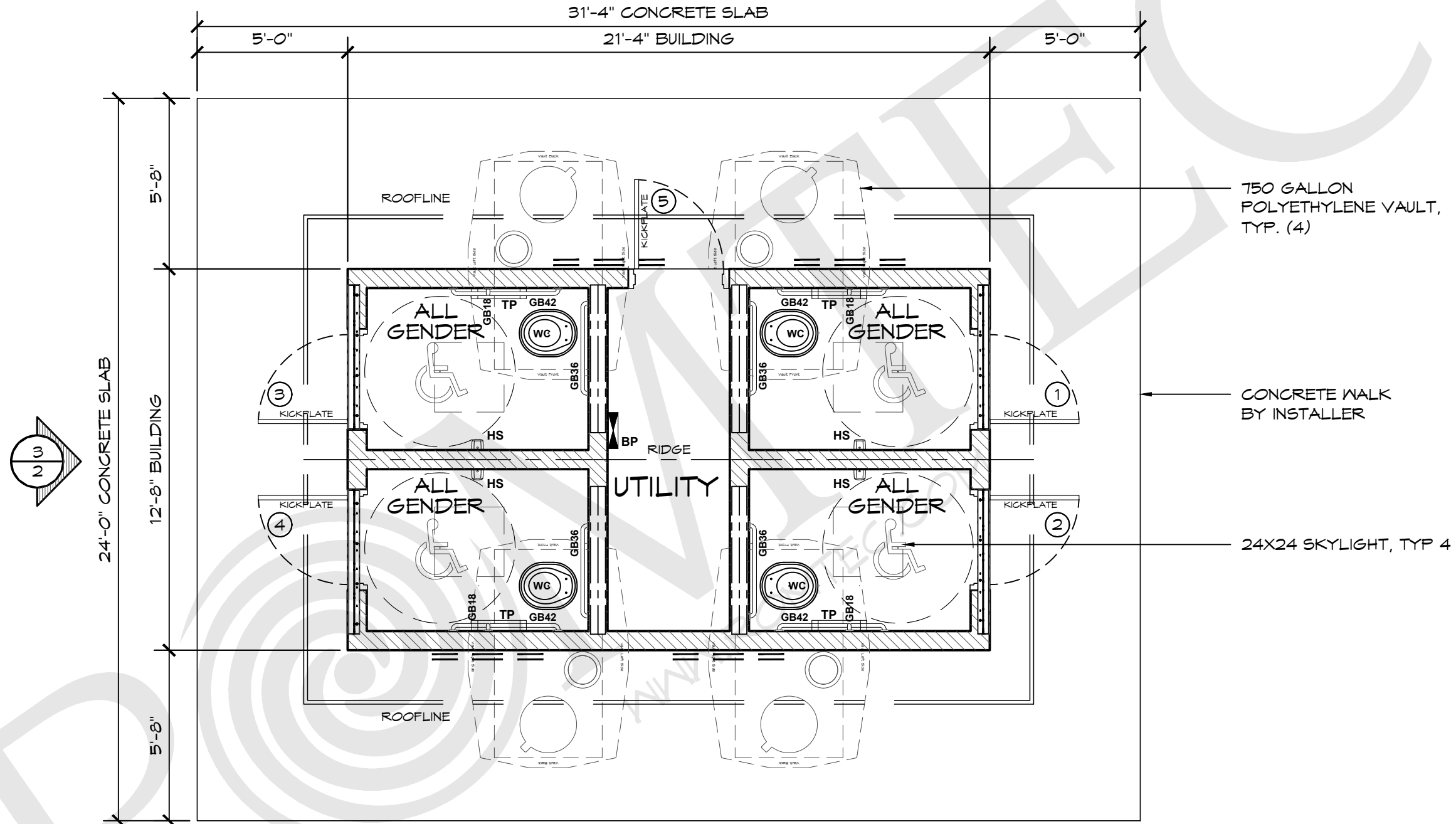
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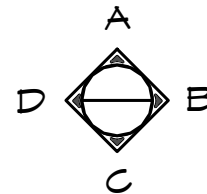
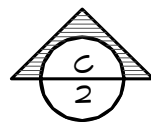
LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	GABLE WINDOW	4
	2x6 WOOD FILLER WALL	4

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WALL TYPE SCHEDULE	
	8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.



**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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PROJECT:  
**RESTORATION DESIGN GROUP, INC.**  
**FORMER RODDY RANCH - VAULT RESTROOM**  
**ANTIOCH, CALIFORNIA**

PROJECT#:	2241A
MODEL#:	1015
DATE:	4/16/2024
REVISIONS	
REV.	DATE: BY:
DRAWN BY:	TY

SHEET NO.

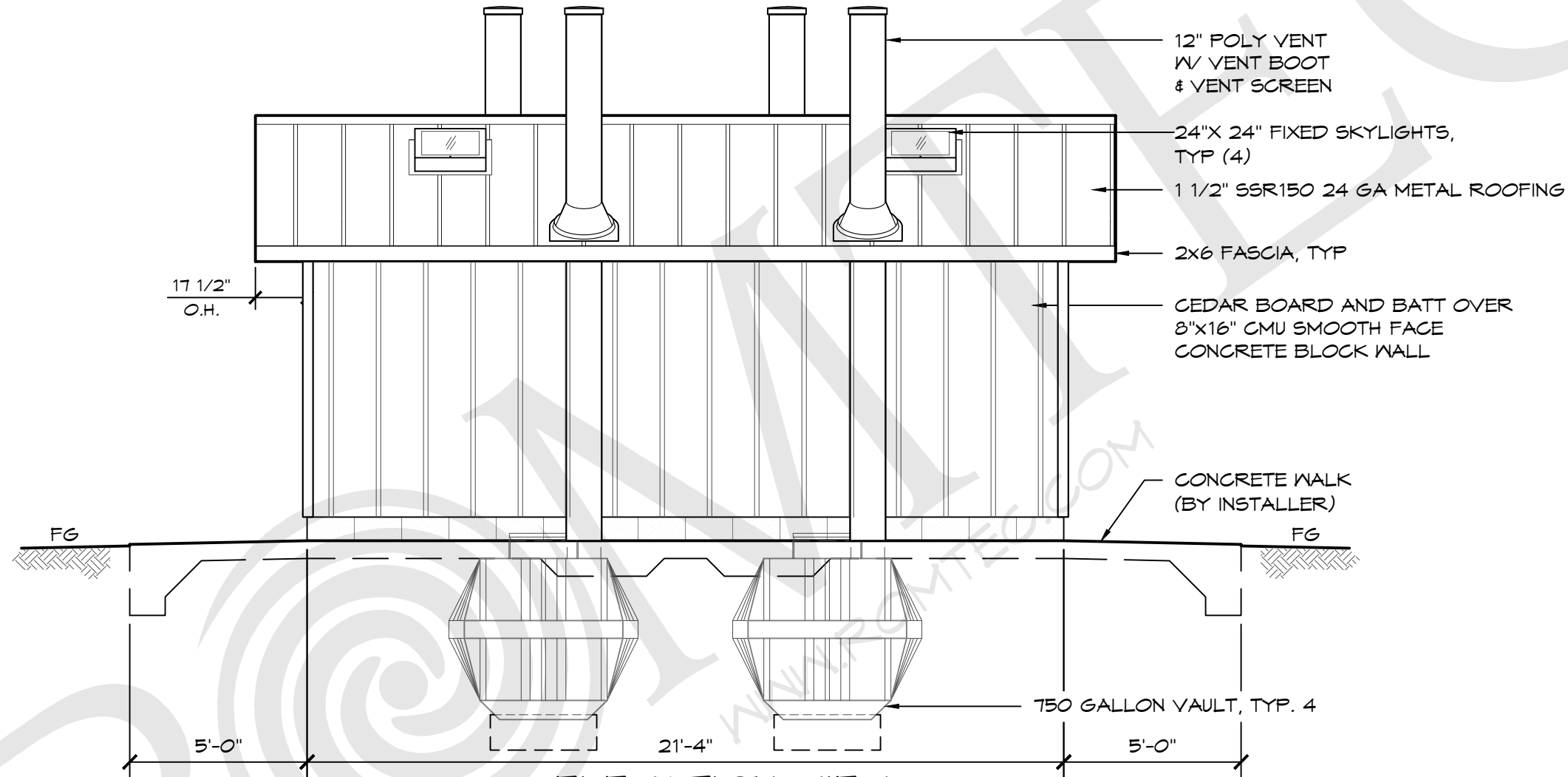
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**C** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"

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PROJECT:  
**RESTORATION DESIGN GROUP, INC.**  
**FORMER RODDY RANCH - VAULT RESTROOM**  
**ANTIOCH, CALIFORNIA**

PROJECT#: 2241A  
MODEL#: 1015  
DATE: 4/16/2024

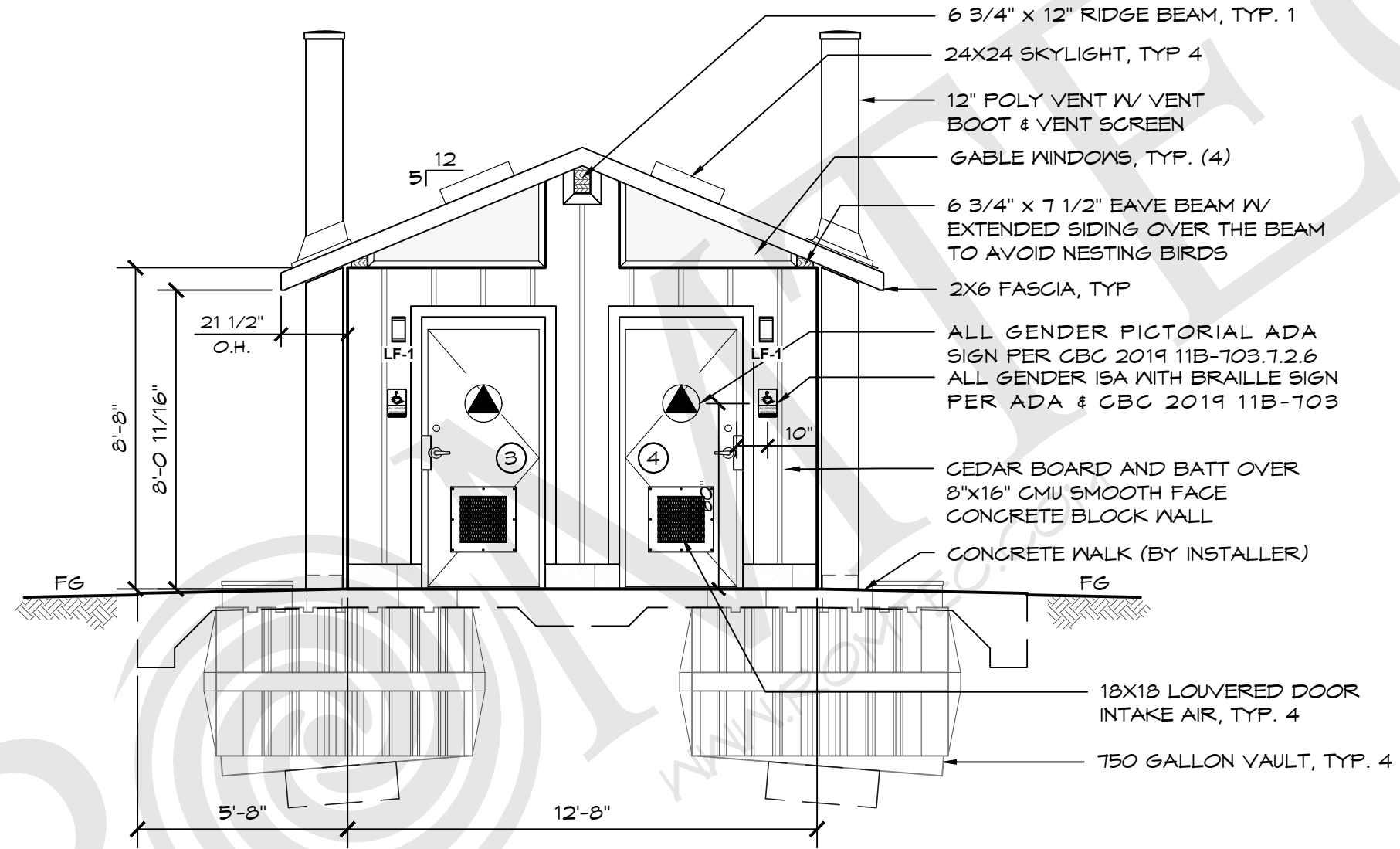
REV.	DATE:	BY:

REVISIONS

DRAWN BY: TY

SHEET NO. **A-04**

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**D** ELEVATION VIEW  
 SCALE: 1/4" = 1'-0"

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PROJECT:  
**RESTORATION DESIGN GROUP, INC.**  
**FORMER RODDY RANCH - VAULT RESTROOM**  
**ANTIOCH, CALIFORNIA**

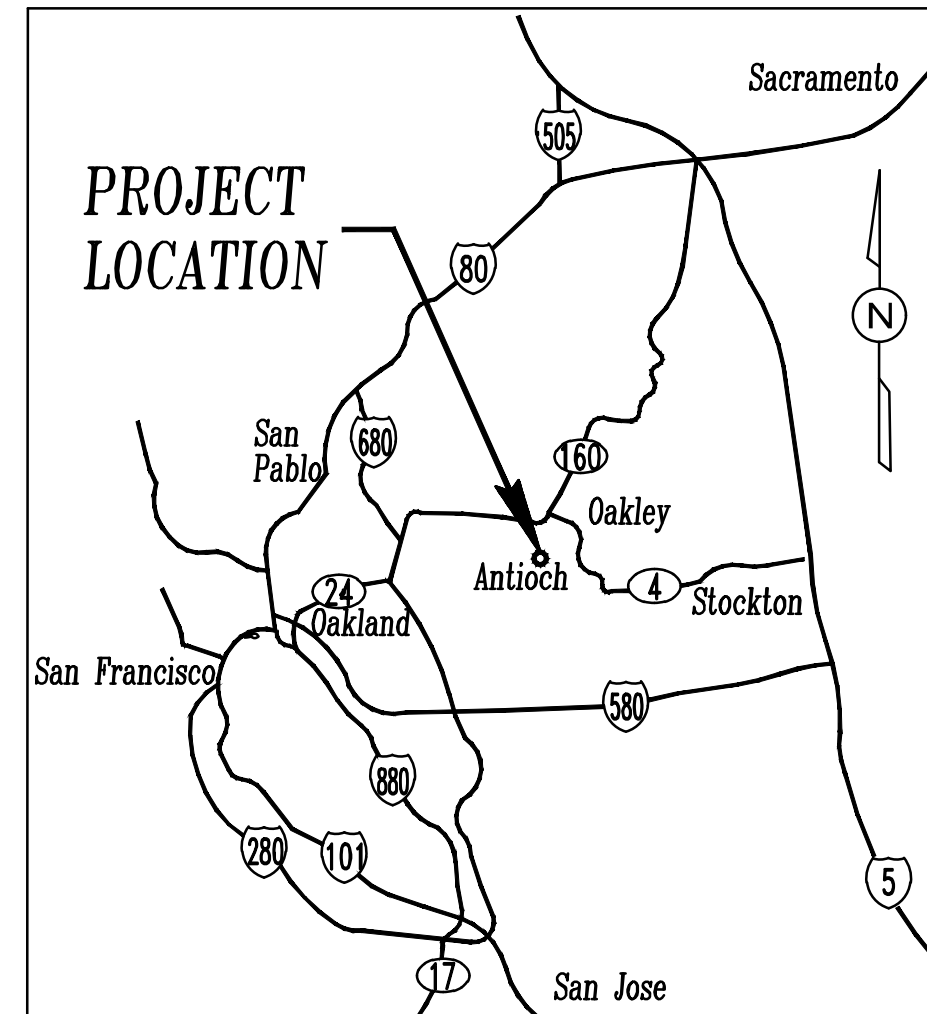
PROJECT#: 2241A  
 MODEL#: 1015  
 DATE: 4/16/2024

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REVISIONS

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SHEET NO. **A-05**



VICINITY MAP  
NO SCALE

# EAST BAY REGIONAL PARK DISTRICT

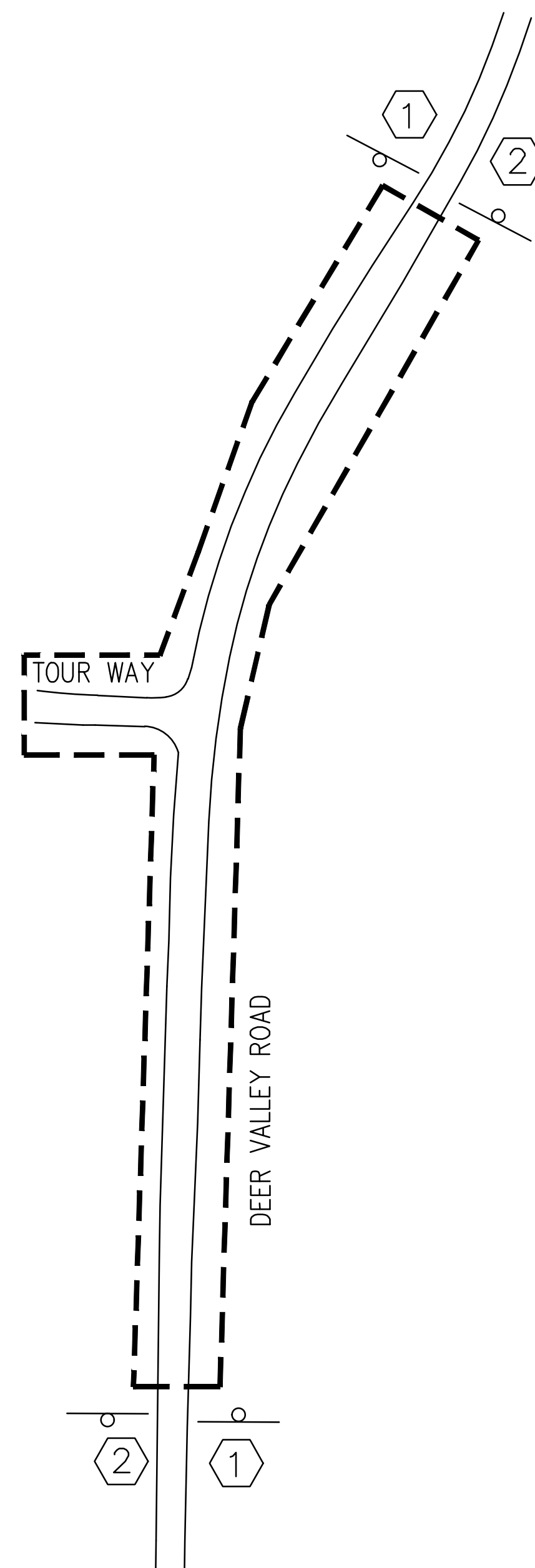
## DEER VALLEY ROAD AT TOUR WAY INTERSECTION IMPROVEMENTS

**NOTES**

1. THE CONTRACTOR SHALL INSPECT THE PROJECT SITE PRIOR TO SUBMITTING A BID IN ORDER TO OBSERVE AND DETERMINE THE EXISTING JOB SITE CONDITIONS.
2. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THESE PLANS DO NOT INCLUDE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF THE PROJECT.
3. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 227-2600 OR 811 AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATION OF MARKED EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
4. TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL TRAFFIC CONTROL AND DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" ISSUED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE SITE OR THE SURROUNDING AREA AS A RESULT OF THE CONTRACTOR'S WORK OR OPERATIONS. EXISTING FACILITIES THAT ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEY AND SETTING OF CONTROL, LINES AND GRADES FOR THIS PROJECT, SUBJECT TO INSPECTION AND APPROVAL OF THE ENGINEER.
7. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS AND CAL/OSHA. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS.



1-800-227-2600 OR 811



PROJECT LOCATION MAP  
NOT TO SCALE

**SHEET INDEX**

SHEET	DESCRIPTION
C-1.0	TITLE SHEET
C-2.0	TYPICAL SECTION
C-3.0	DEMOLITION PLAN
C-3.1	DEMOLITION PLAN
C-4.0	LAYOUT PLAN
C-4.1	LAYOUT PLAN
C-5.0	GRADING PLAN
C-5.1	GRADING PLAN
C-6.0	UTILITY PLAN
C-6.1	UTILITY PLAN

**ABBREVIATIONS**

AB	-	AGGREGATE BASE
CL	-	CENTERLINE
CL	-	CLASS
(E), EX	-	EXISTING
EL, ELEV	-	ELEVATION
FG	-	FINISHED GRADE
GB	-	GRADE BREAK
HMA	-	HOT MIX ASPHALT
OG	-	ORIGINAL GRADE
PG	-	PROFILE GRADE
R	-	RADIUS
STD	-	STANDARD
TYP	-	TYPICAL
VAR	-	VARIES

**CONSTRUCTION AREA SIGNS**

TYPE	DESCRIPTION	MUTCD CODE	QTY
①	ROAD WORK AHEAD	W20-1	2
②	END ROAD WORK	G20-2	2

**NOTES:**

1. EXACT LOCATIONS OF SIGNS SHALL BE APPROVED BY THE ENGINEER.

NO.	DATE	DESCRIPTION	APPR.

DEER VALLEY ROAD AT TOUR WAY  
INTERSECTION IMPROVEMENTS

65% REVIEW SUBMITTAL  
(NOT FOR CONSTRUCTION)

TITLE SHEET



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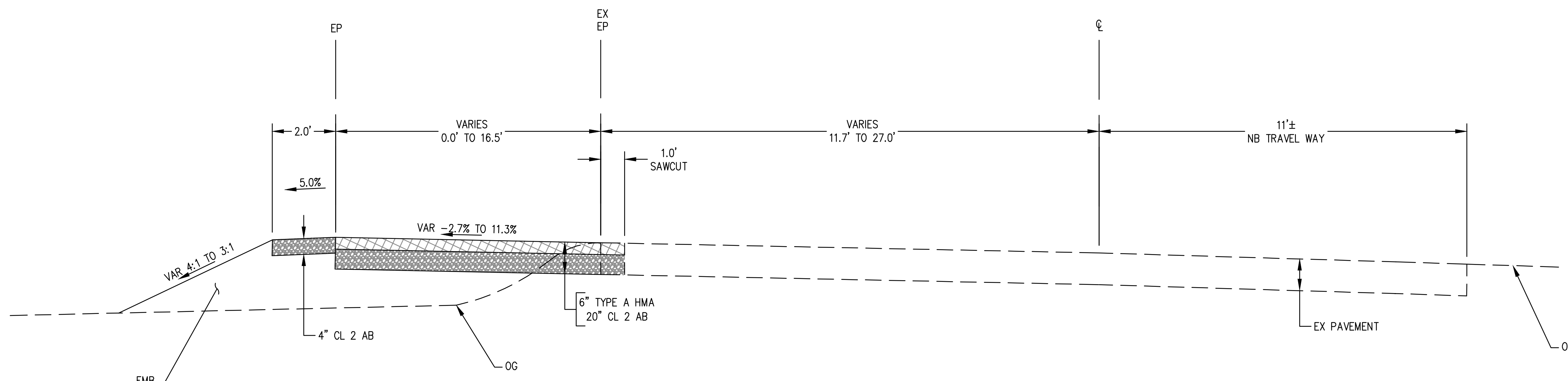


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SCALE AS SHOWN  
DATE 04/19/24  
SHEET

C-1.0



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 PLOT DATE: 04-19-24 PLOTTED BY: lser



**TYPICAL SECTION**  
NOT TO SCALE

NO.	DATE	DESCRIPTION	APPR

**DEER VALLEY ROAD AT TOUR WAY INTERSECTION IMPROVEMENTS**

65% REVIEW SUBMITTAL  
(NOT FOR CONSTRUCTION)

TYPICAL SECTIONS

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**RDG**

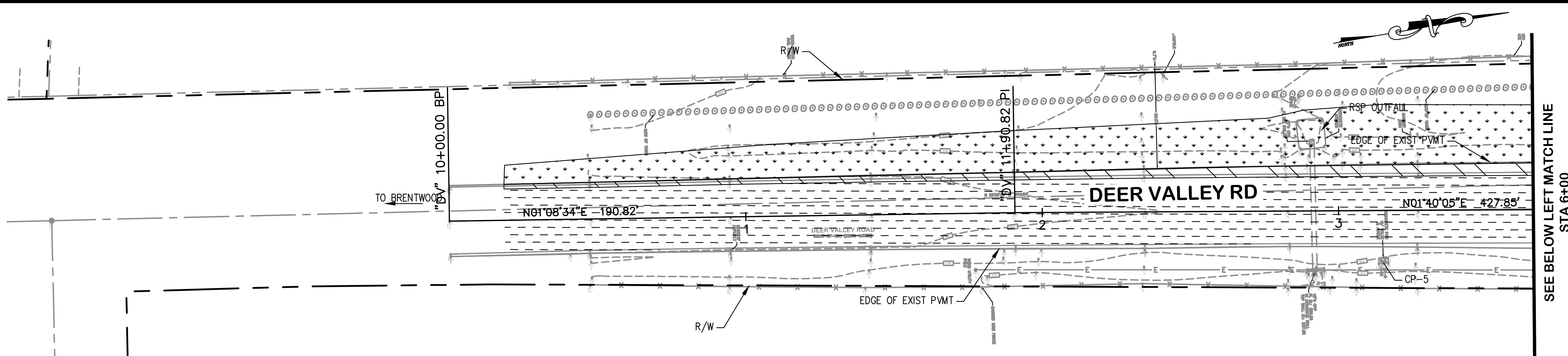
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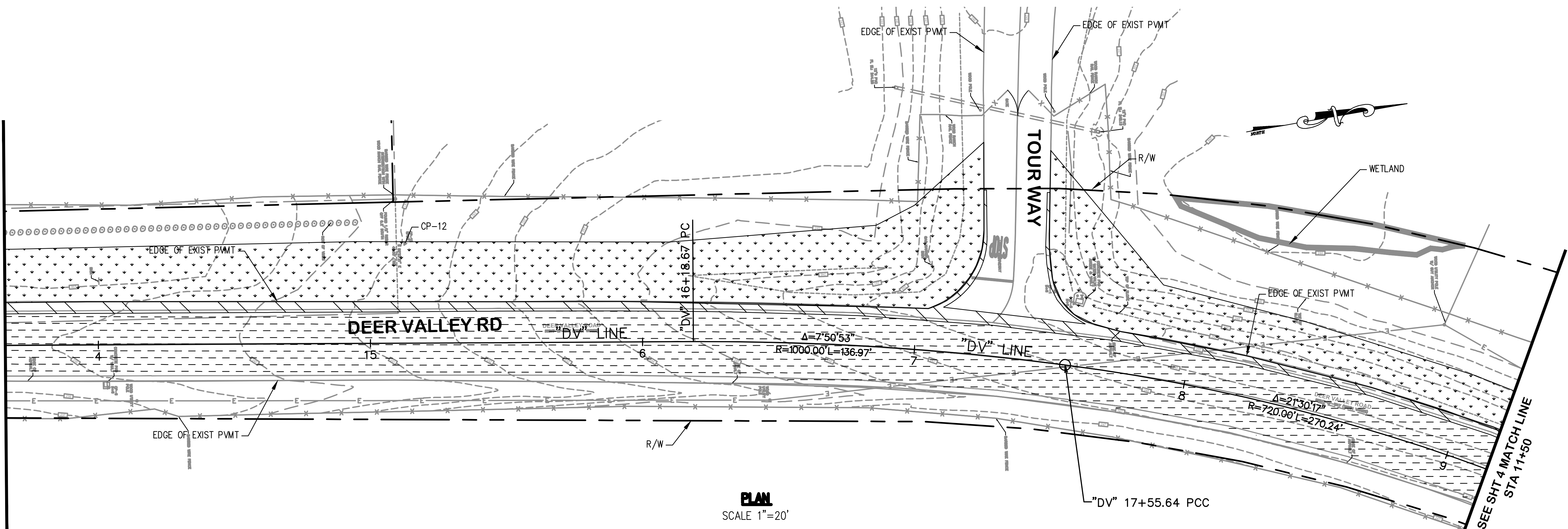
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DRAWING NAME: \\BKF-WC\shared\2019\191607\_EBRPD\_Reddy\_Ranch\_Restoration\ENGIN01\_OFFSITE\_IMPROVEMENTS\CDS\SHETS\DV\R-03\_DEM.dwg  
 PLOT DATE: 04-19-24 PLOTTED BY: lsr



**PLAN**  
SCALE 1"=20'

SEE BELOW LEFT MATCH LINE  
STA 6+00



**PLAN**  
SCALE 1"=20'

SEE ABOVE RIGHT MATCH LINE  
STA 6+00

SEE SHT 4 MATCH LINE  
STA 11+50

**NOTES:**

- ALL PROPOSED CONSTRUCTION OPERATIONS INCLUDING EQUIPMENT AND MATERIALS SHALL REMAIN WITHIN THE CITY R/W.
- FOR DEMOLITION LIMITS, SEE LAYOUT PLANS.
- ALL DISTANCES SHOWN ARE APPROXIMATE ONLY. VERIFY MEASUREMENTS IN FIELD.
- ALL TREES SHALL REMAIN DURING CONSTRUCTION UNLESS OTHERWISE NOTED.
- FOR REMOVAL/RELOCATION OF TRAFFIC SIGNS, SEE PAVEMENT DELINEATION PLANS.
- FOR STORM DRAINAGE DEMOLITION AND MODIFICATIONS SEE UTILITY PLANS.
- FOR UTILITY MODIFICATIONS, SEE UTILITY PLANS.
- EXISTING MONUMENTS AND BENCHMARKS SHALL BE PROTECTED IN PLACE.

**LEGEND:**

- PUBLIC RIGHT-OF-WAY
- PUBLIC SERVICE EASEMENT
- CLEAR AND GRUB EXISTING LANDSCAPE
- REMOVE AC PAVEMENT (ROADWAY EXCAVATION)
- COLD PLANE AC PAVEMENT

**ABBREVIATIONS:**

- C&G CURB & GUTTER
- Conc CONCRETE
- Rem REMOVE
- R/W RIGHT OF WAY
- PSE PUBLIC SERVICE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- TCE TEMPORARY CONSTRUCTION EASEMENT

NO.	DATE	DESCRIPTION	APPR

**DEER VALLEY ROAD AT TOUR WAY INTERSECTION IMPROVEMENTS**

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DEMOLITION PLAN



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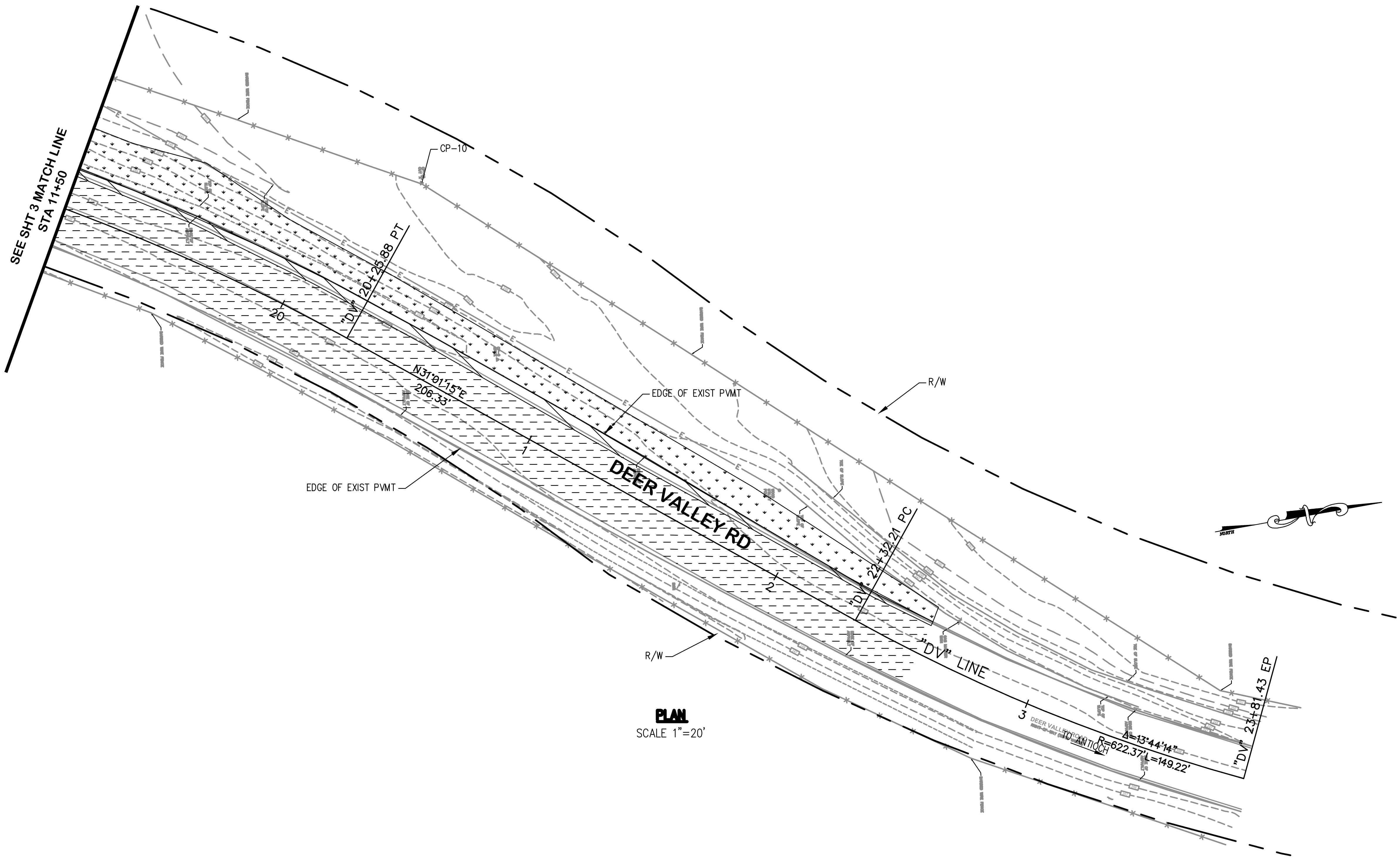
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 PLOT DATE: 04-19-24 PLOTTED BY: fber



**PLAN**  
 SCALE 1"=20'

**NOTE:**  
 1. RIGHT-OF-WAY AS SHOWN IS BASED ON COUNTY GIS DATA ONLY, AND SHOULD NOT BE CONSIDERED ACCURATE.

NO.	DATE	DESCRIPTION	APPR

**DEER VALLEY ROAD AT TOUR WAY  
 INTERSECTION IMPROVEMENTS**  
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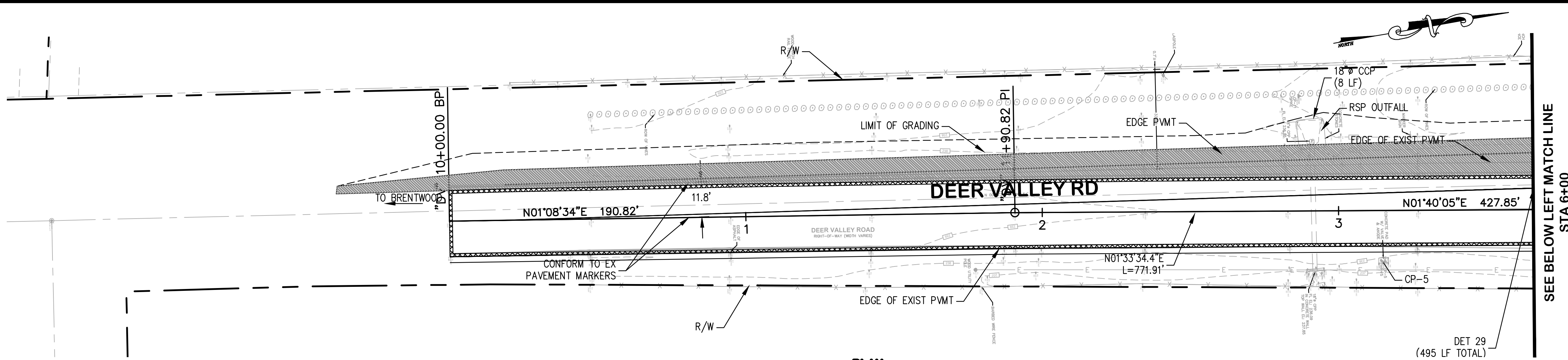
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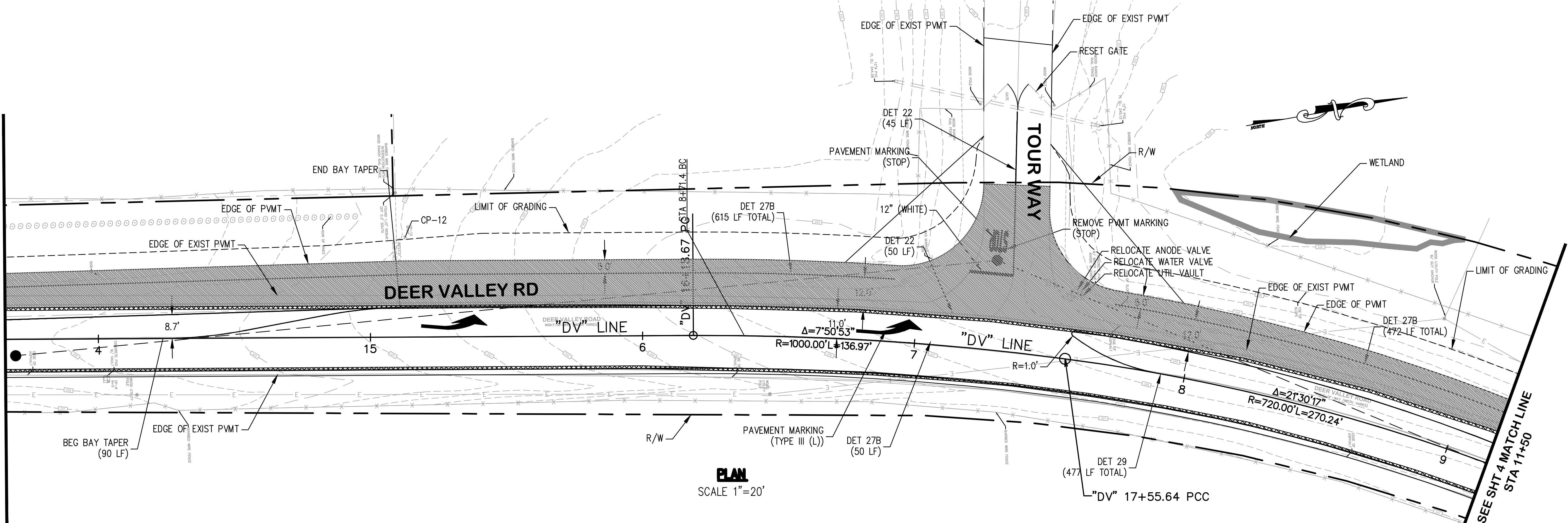
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 DATE 04/19/24  
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DRAWING NAME: \\BKF-WC\proj\2019\191607\_EBRPD\_Reddy\_Ranch\_Restoration\ENGIN01\_OFFSITE\_IMPROVEMENTS\CDS\SHETS\DV-R-04-L1.dwg  
 PLOT DATE: 04-19-24 PLOTTED BY: lsr



**PLAN**  
SCALE 1"=20'

SEE BELOW LEFT MATCH LINE  
STA 6+00



**PLAN**  
SCALE 1"=20'

SEE SHT 4 MATCH LINE  
STA 11+50

**NOTES:**

1. LINE/CURVE TABLE INFORMATION REFERS TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. FOR SIGNING AND STRIPING, SEE PAVEMENT DELINEATION AND SIGN SHEETS.
3. FOR GRADING DETAILS AND LAYOUT INFORMATION NOT SHOWN, SEE GRADING PLAN.
4. FOR PAVEMENT STRUCTURAL SECTIONS, SEE TYPICAL CROSS SECTION SHEET.
5. FOR PROPOSED DRAINAGE IMPROVEMENTS, SEE UTILITY SHEETS.

**LEGEND:**

- CITY RIGHT-OF-WAY
- - - PUBLIC SERVICE EASEMENT
- - - DITCH FLOW LINE
- ⊙ CURVE DATA
- C.I.F. - CUT AND FILL LINE
- PROPOSED PAVEMENT
- COLD PLANE AC PAVEMENT AND HMA OVERLAY
- No. STRUCTURAL SECTION NUMBER
- 1 / C-1 DETAIL NUMBER DESIGNATION  
DETAIL 1 ON SHEET C-1

NO.	DATE	REVISIONS DESCRIPTION	APPR

**DEER VALLEY ROAD AT TOUR WAY INTERSECTION IMPROVEMENTS**  
 LAYOUT PLAN  
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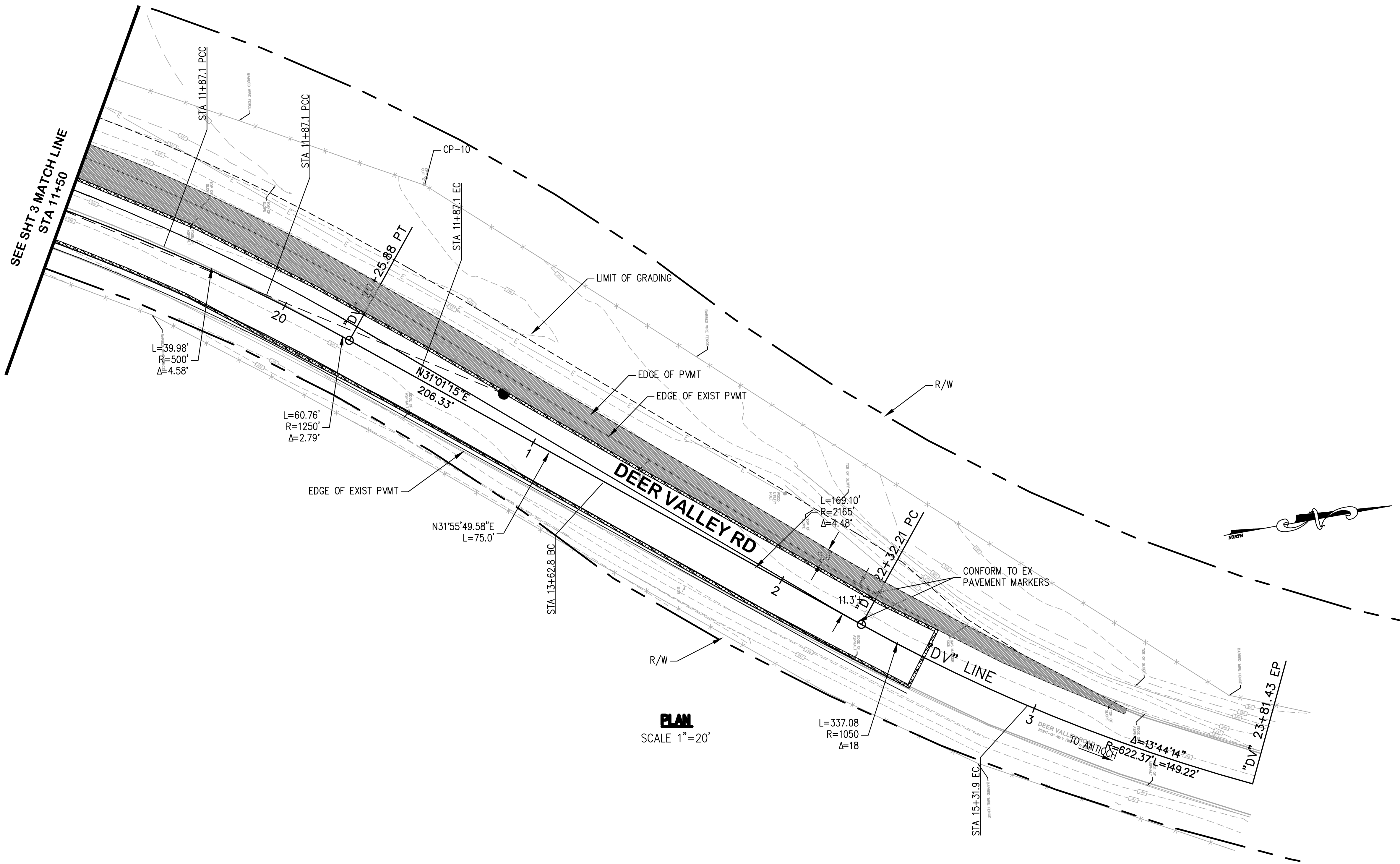
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SCALE	AS SHOWN
DATE	04/19/24
SHEET	

**C-4.0**  
 5 OF XX

DRAWING NAME: \\BKF-WC\0120\011607\_EBRPD\_Ranch\_Restoration\ENGIN01\_OFFSITE\_IMPROVEMENTS\CDSHEETS\DVR-04-L1.dwg  
 PLOT DATE: 04-19-24 PLOTTED BY: fber



**PLAN**  
 SCALE 1"=20'

**NOTE:**  
 1. SEE SHEET C4.0 FOR NOTES.

NO.	DATE	DESCRIPTION	APPR

**DEER VALLEY ROAD AT TOUR WAY INTERSECTION IMPROVEMENTS**

65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

LAYOUT PLAN

**BKF**

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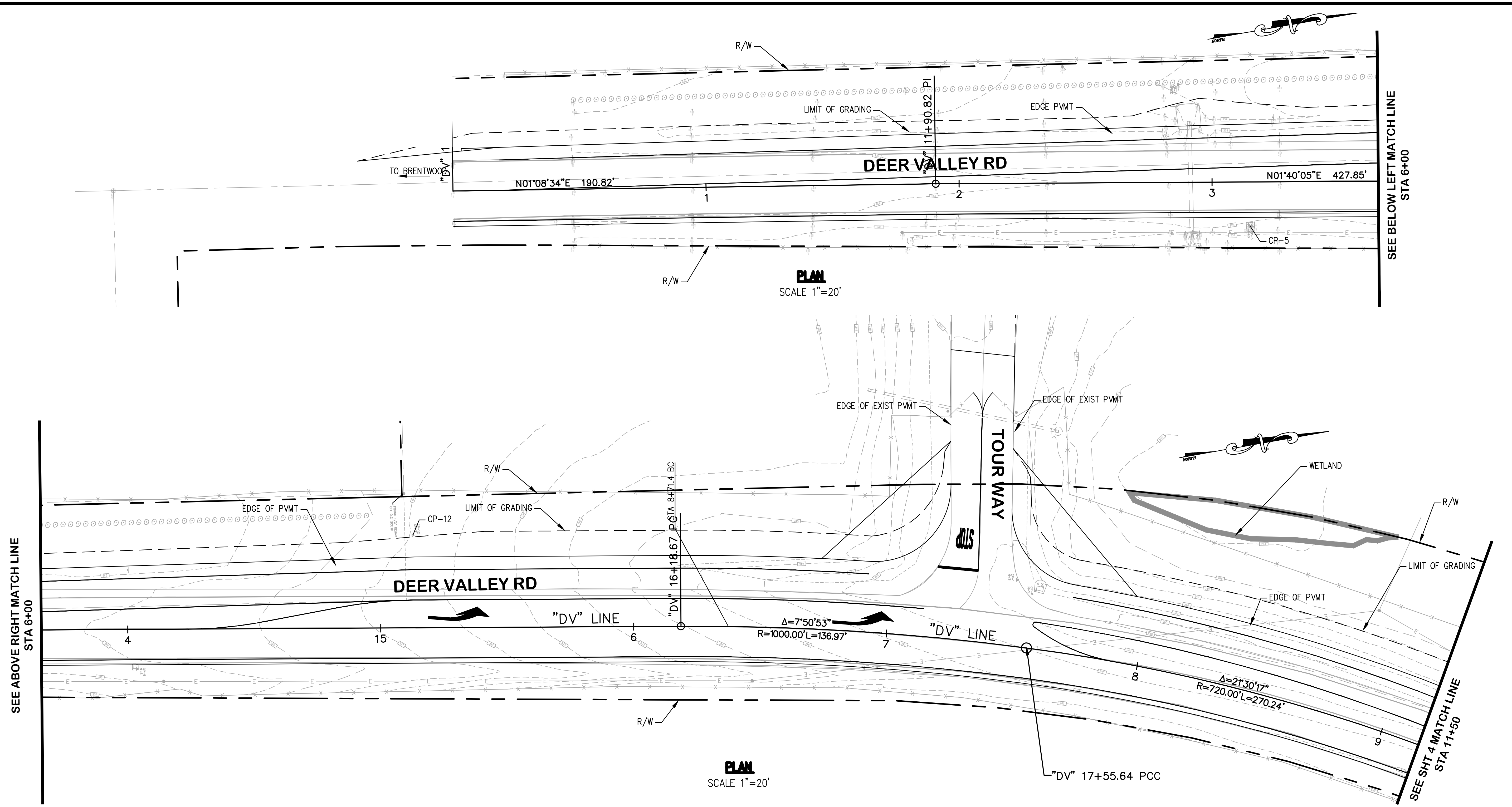
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 SCALE AS SHOWN  
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 SHEET

**C-4.1**  
 6 OF XX

DRAWING NAME: \\BKF-WKS\01\2019\191607\_ERBPD\_Roaddy\_Ranch\_Restoration\ENGIN01\_OFFSITE\_IMPROVEMENTS\CDS\05\DR-05-G1.dwg  
 PLOT DATE: 04-19-24 PLOTTED BY: lsr



**NOTES:**

- PAVEMENT ELEVATIONS ARE AT 50 FEET INTERVAL UNLESS OTHERWISE NOTED.
- PROPOSED PAVEMENT ELEVATIONS ARE BASED ON EXISTING SURVEY ELEVATIONS AS SHOWN. CONTRACTOR SHALL VERIFY GRADES PRIOR TO CONSTRUCTION OF INLETS, PAVEMENTS OR OTHER ITEMS CONTROLLED BY THESE GRADES. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.
- FOR PROPOSED DRAINAGE IMPROVEMENTS, SEE UTILITY SHEETS.
- FOR GRADES NOT SHOWN, SEE TYPICAL CROSS SECTIONS.
- SEE TRAFFIC HANDLING PLAN FOR TRAFFIC LANE ACCESS REQUIREMENTS.
- FINISHED DRIVEWAY GRADES SHOULD TRANSITION SMOOTHLY TO EXISTING DRIVEWAYS.

**LEGEND:**

- CITY RIGHT-OF-WAY
- PUBLIC SERVICE EASEMENT
- 1  
C-1 DETAIL NUMBER DESIGNATION  
DETAIL 1 ON SHEET C-1

**ABBREVIATIONS:**

- |       |                 |      |                                 |
|-------|-----------------|------|---------------------------------|
| BW    | BACK OF WALK    | PCC  | PORTLAND CEMENT CONCRETE        |
| COD   | CITY OF DUBLIN  | PSE  | PUBLIC SERVICE EASEMENT         |
| C&G   | CURB AND GUTTER | PUE  | PUBLIC UTILITY EASEMENT         |
| Conc  | CONCRETE        | R/W  | RIGHT OF WAY                    |
| Exist | EXISTING        | Rem  | REMOVE                          |
| FC    | FACE OF CURB    | RHMA | RUBBERIZED HOT MIX ASPHALT      |
| FL    | FLOWLINE        | Rt   | RIGHT                           |
| HMA   | HOT MIX ASPHALT | TC   | TOP OF CURB                     |
| Lt    | LEFT            | TCE  | TEMPORARY CONSTRUCTION EASEMENT |
| Min   | MINIMUM         | SW   | SIDEWALK                        |
| Mod   | MODIFIED        | Var  | VARIES                          |
| O.C.  | ON CENTER       | W/   | WITH                            |

NO.	DATE	DESCRIPTION	APPR

**DEER VALLEY ROAD AT TOUR WAY  
INTERSECTION IMPROVEMENTS**

65% REVIEW SUBMITTAL  
(NOT FOR CONSTRUCTION)

GRADING PLAN

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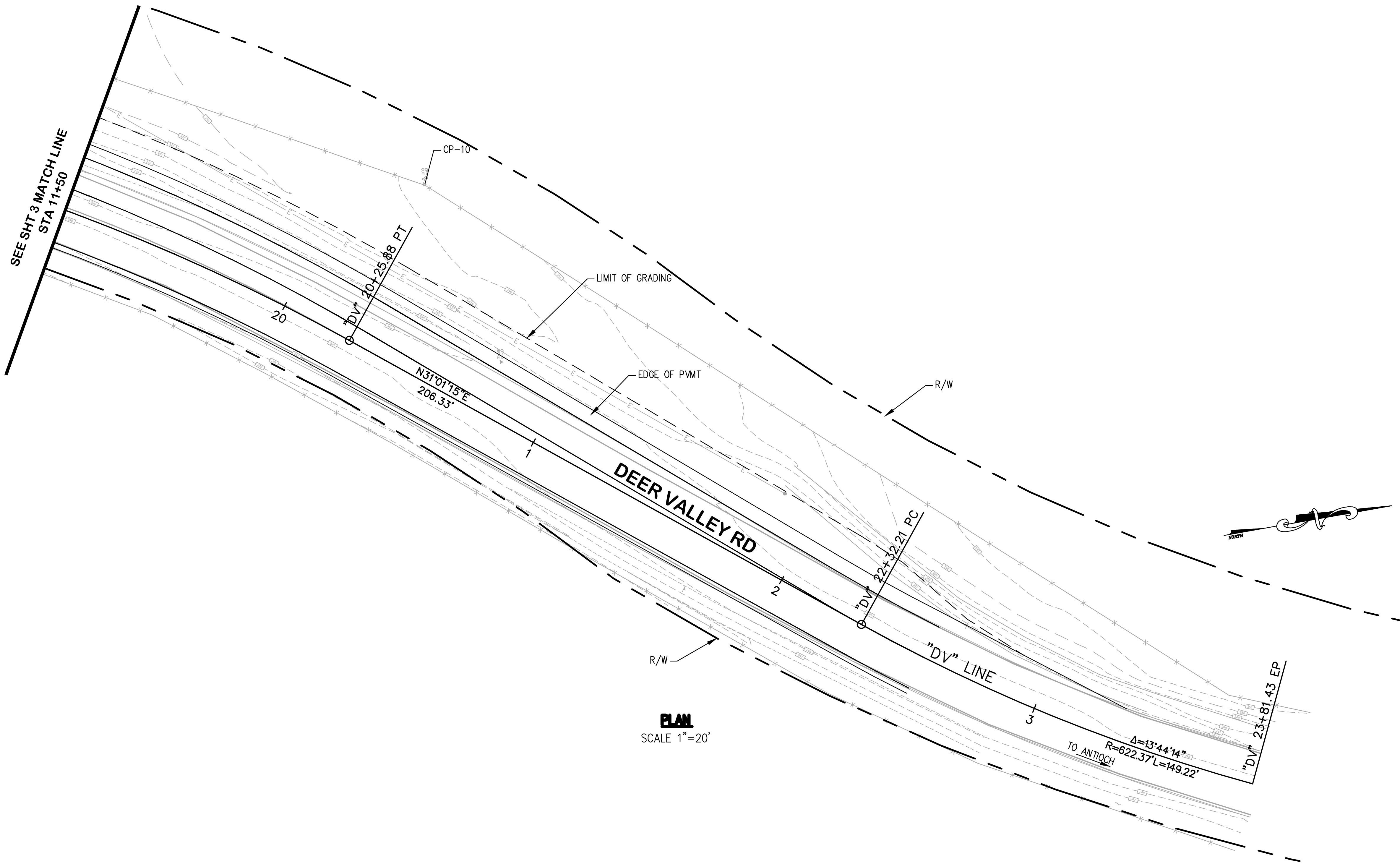


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**C-5.0**

7 OF XX

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 PLOT DATE: 04-19-24 PLOTTED BY: fber



**PLAN**  
 SCALE 1"=20'

**NOTE**  
 1. FOR NOTES, SEE SHEET C5.0.

NO.	DATE	DESCRIPTION	APPR.

**DEER VALLEY ROAD AT TOUR WAY INTERSECTION IMPROVEMENTS**  
 65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION) GRADING PLAN

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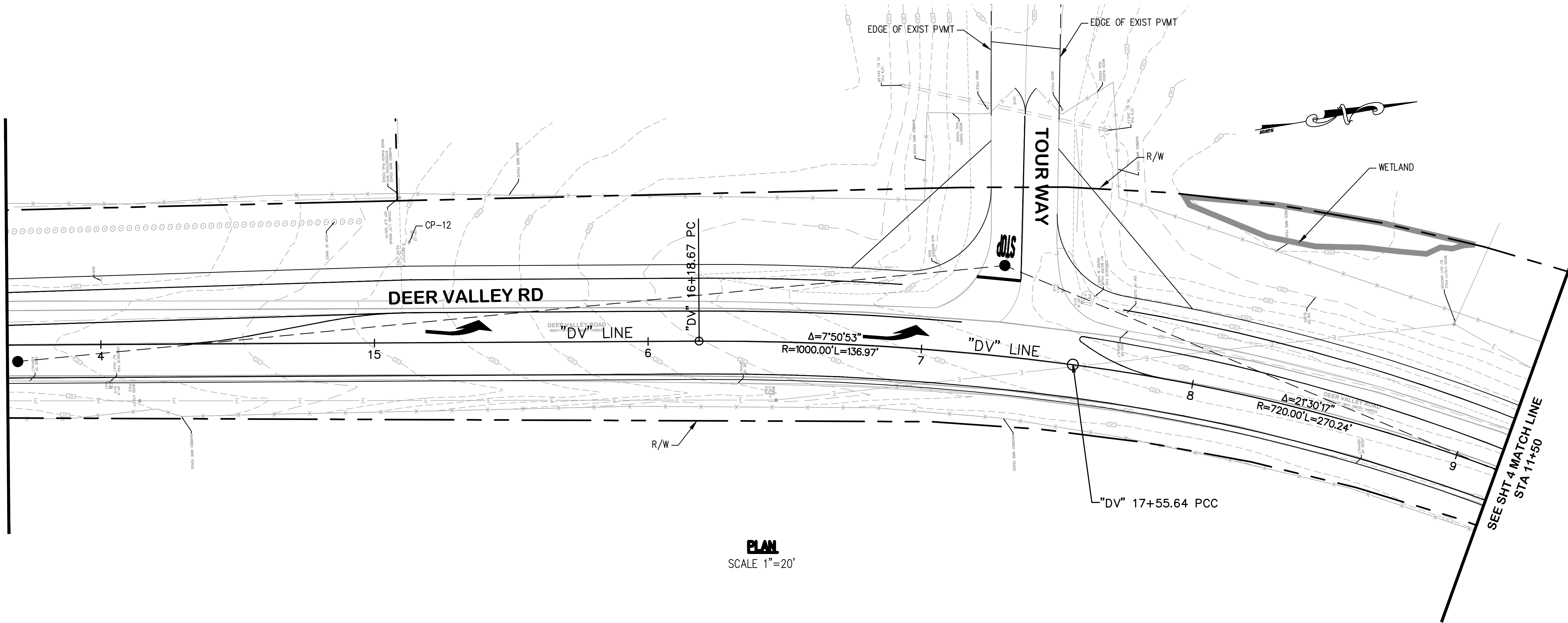


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 DATE 04/19/24  
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**C-5.1**

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 PLOT DATE: 04-19-24 PLOTTED BY: lbr

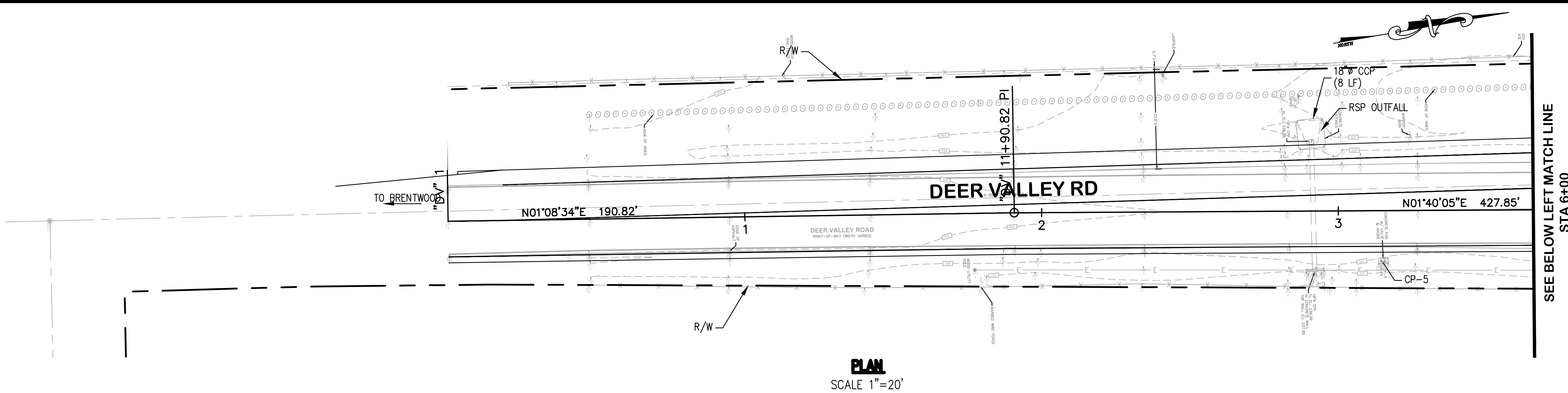
SEE ABOVE RIGHT MATCH LINE  
 STA 6+00



**PLAN**  
 SCALE 1"=20'

**NOTE**

1. RIGHT-OF-WAY AS SHOWN IS BASED ON COUNTY GIS DATA ONLY, AND SHOULD NOT BE CONSIDERED ACCURATE.



**PLAN**  
 SCALE 1"=20'

SEE BELOW LEFT MATCH LINE  
 STA 6+00

NO.	DATE	DESCRIPTION	APPR.

**DEER VALLEY ROAD AT TOUR WAY  
 INTERSECTION IMPROVEMENTS**

65% REVIEW SUBMITTAL  
 (NOT FOR CONSTRUCTION)

UTILITY PLAN

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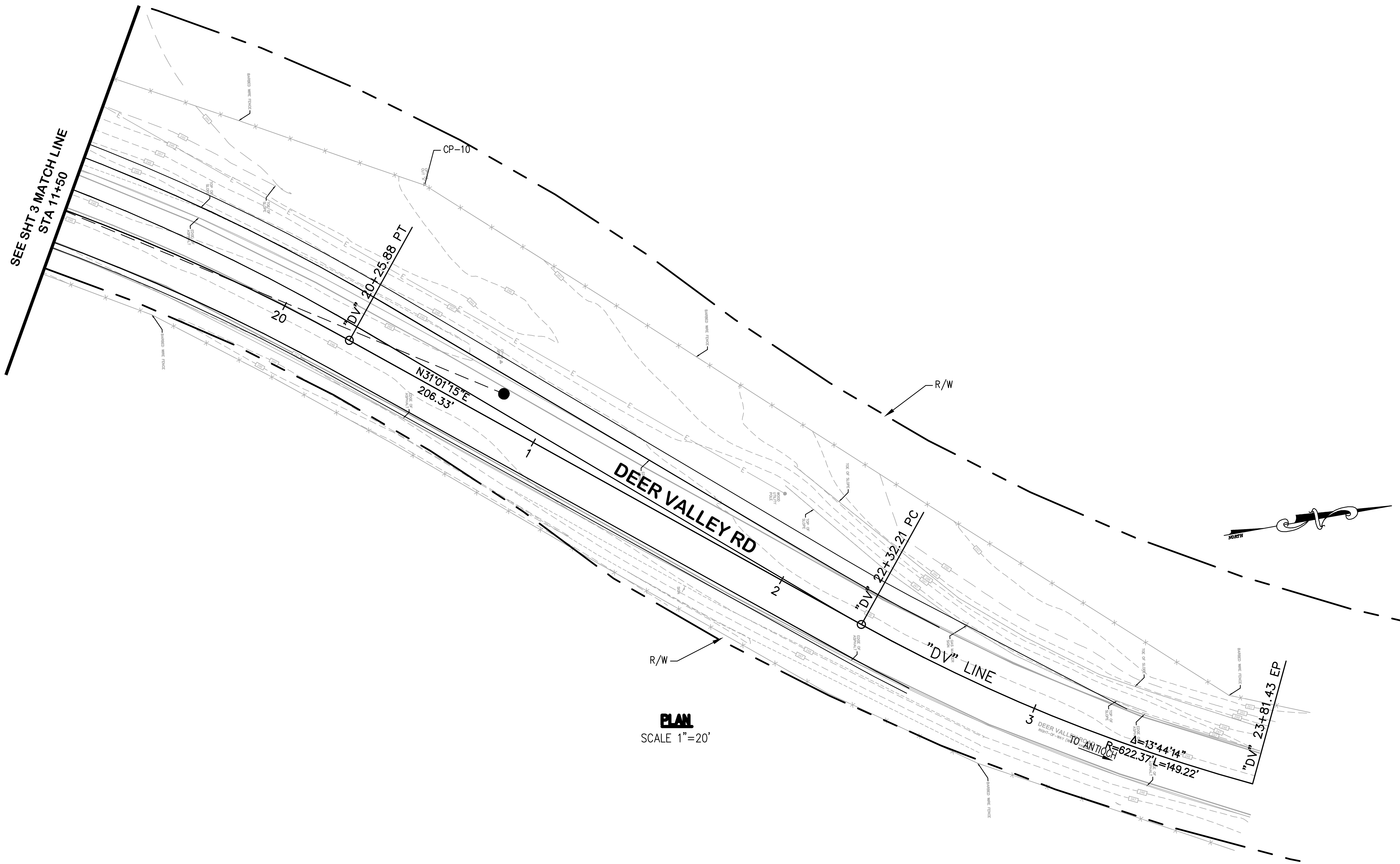


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C-6.0



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 PLOT DATE: 04/19/24 PLOTTED BY: fber



**PLAN**  
SCALE 1"=20'

**NOTE:**  
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NO.	DATE	DESCRIPTION	APPR.

**DEER VALLEY ROAD AT TOUR WAY INTERSECTION IMPROVEMENTS**  
 65% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION) | UTILITY PLAN

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