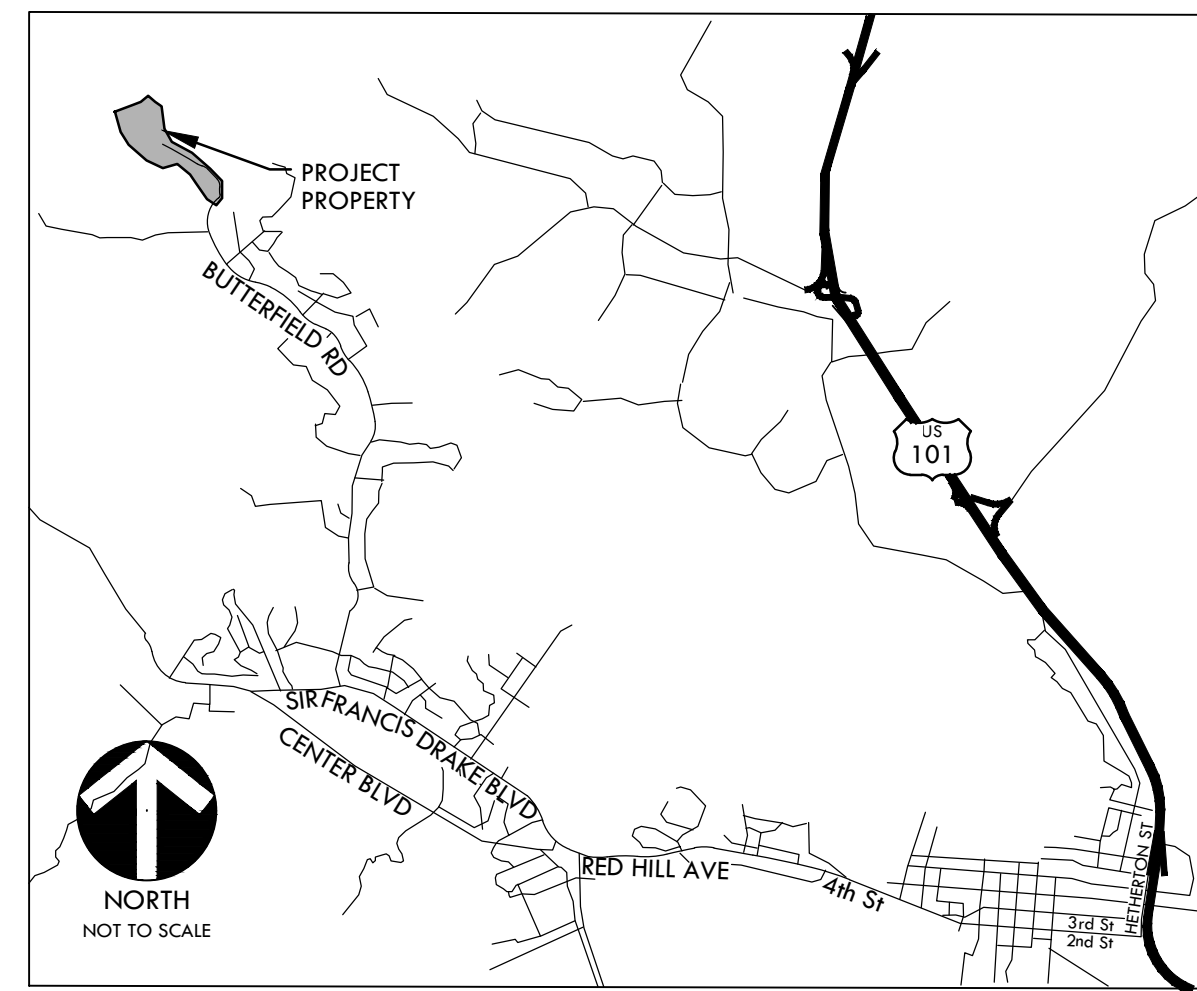
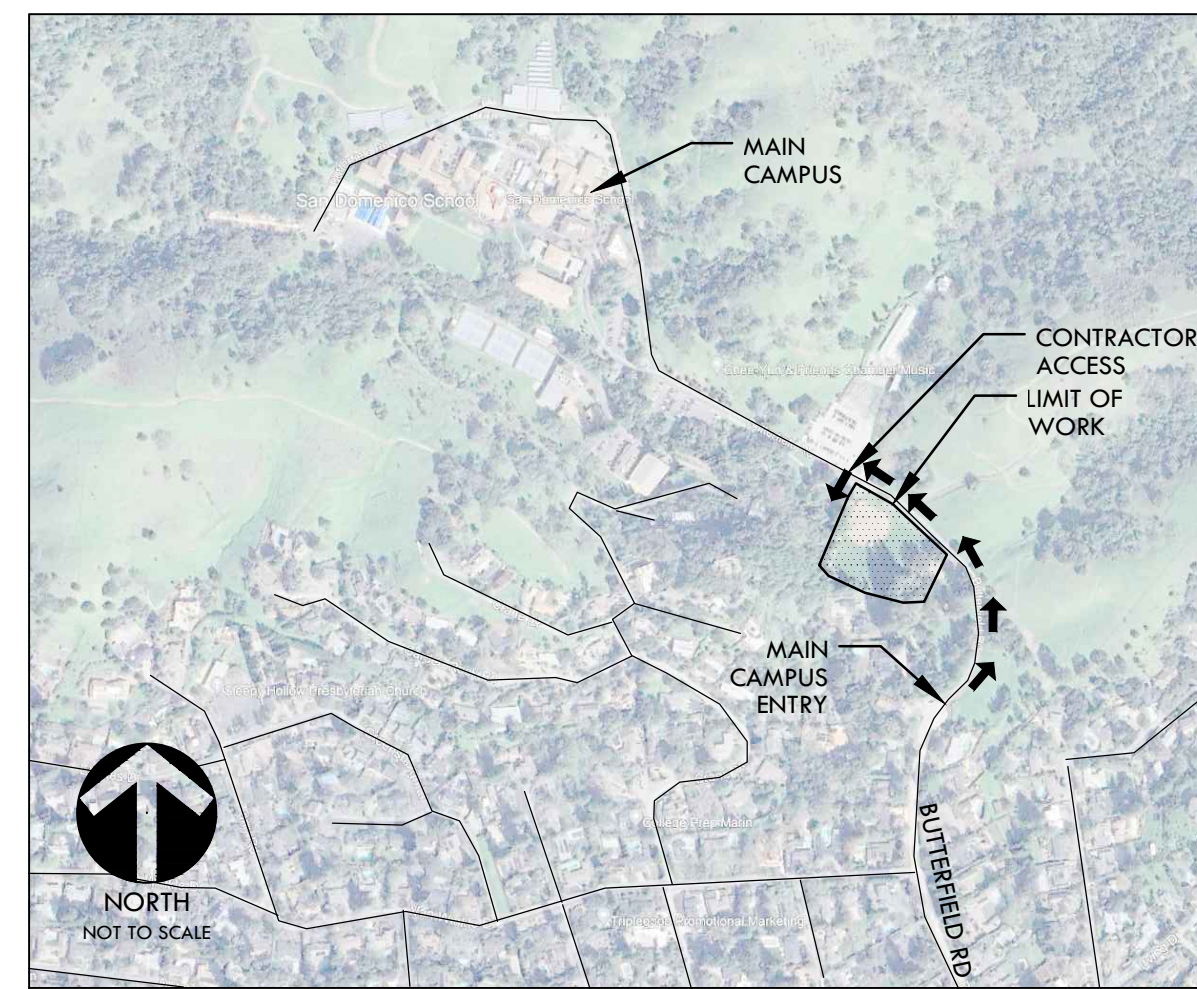


PROJECT MAPS



VICINITY MAP

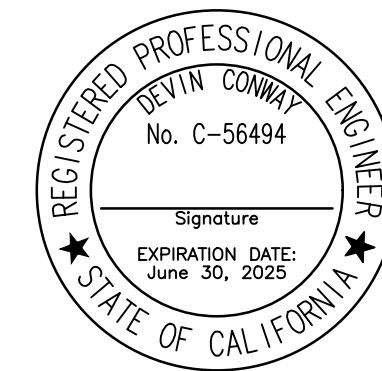


SITE MAP

CONSTRUCTION DRAWINGS FOR San Domenico School Multi-Use Field Project

1500 Butterfield Rd
San Anselmo, CA 94960
VERDE DESIGN, INC. PROJECT NO. 2305600

PREPARED BY



VERDE DESIGN
LANDSCAPE ARCHITECTURE
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3558 Round Barn Blvd, Suite 200
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MUNSELLE CIVIL ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

SCOPE OF WORK

THE SCOPE OF WORK IS TO INCLUDE, BUT NOT LIMITED TO, REMOVAL OF EXISTING BASEBALL BACKSTOP, INFELD FINES, NATURAL GRASS FIELD, PARTS OF THE EXISTING BUILDING RUINS, VEGETATION, AND PERIMETER PATHWAYS. IMPROVEMENTS TO INCLUDE, BUT NOT LIMITED TO, A NEW SYNTHETIC TURF MULTI-USE FIELD WITH HOODED BASEBALL BACKSTOP, ENCLOSED DUGOUTS, WALLS AND CURBS, PERIMETER FENCING AND GATES, TALL NETTING, AND NEW PERIMETER PAVING. IMPROVEMENTS TO ALSO INCLUDE MODIFICATIONS TO EXISTING DRAINAGE SYSTEM AND IRRIGATION SYSTEMS.

GENERAL NOTES

- PRIOR TO BIDDING, THE GENERAL CONTRACTOR SHALL VISIT & INSPECT THE SITE & FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AFFECTING THE NEW WORK. THE GENERAL CONTRACTOR SHALL NOT DISPUTE, COMPLAIN OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONDITIONS, REQUIRING WORK, WHICH ARE NOT COVERED IN THE CONTRACT DOCUMENTS.
- NO CONSTRUCTION SHALL COMMENCE WITHOUT THE OFFICIAL NOTICE TO PROCEED FROM THE OWNER.
- THE GENERAL CONTRACTOR & SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS OF NEW WORK PRIOR TO COMMENCEMENT OF EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING DRAWINGS AND THE OWNER, BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL OF THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH OF UTILITIES, AND REPORT POTENTIAL CONFLICTS TO THE OWNER PRIOR TO EXCAVATING FOR NEW FACILITIES.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES CAUSED BY ITS OPERATIONS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS WITHIN SITE IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ALL DAMAGED AREAS TO THEIR ORIGINAL CONDITION OR BETTER AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- DIMENSIONS AND LOCATIONS OF EXISTING FACILITIES ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, AS WELL AS ADAPTED STANDARDS.
- ALL NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO, THE WRITTEN SPECIFICATIONS AND DETAILS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- THIS DRAWING SET SHALL BE USED IN CONJUNCTION WITH THE CSI FORMAT SPECIFICATIONS PUBLISHED IN BOOK FORM. COMBINED, THEY ARE REFERRED TO AS THE "CONTRACT DOCUMENTS".
- DIMENSIONS ON WORKING DRAWINGS TAKE PRECEDENCE OVER MEASURED ELEMENTS. CONTRACTOR SHALL NOT SCALE DRAWINGS.
- ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- ANY ALTERATIONS OF EXISTING FACILITIES TO ACCOMMODATE THE INSTALLATION OF NEW WORK SHALL BE REVIEWED BY THE OWNER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE ALL WORK TO AVOID DISTURBING STUDENTS OR TEACHERS DURING SCHOOL HOURS. ANY DISRUPTION OF THE UTILITIES MUST BE COORDINATED AND APPROVED BY THE OWNER AND INSPECTOR OF RECORD PRIOR TO COMMENCING WORK.
- ALL TEMPORARY WORK SHALL BE CONSIDERED A PART OF THIS CONTRACT AND NO EXTRA CHARGES WILL BE ALLOWED. THIS SHALL INCLUDE MINOR ITEMS OF MATERIAL OR EQUIPMENT NECESSARY TO MEET THE REQUIREMENTS AND INTENT OF THE PROJECT.
- THE PLANS AND SPECIFICATIONS DO NOT UNDERTAKE TO SHOW OR LIST EVERY ITEM TO BE PROVIDED, BUT RATHER TO DEFINE THE REQUIREMENTS FOR A FULL AND WORKING SYSTEM FROM THE STANDPOINT OF THE END USER. FOR THIS REASON, WHEN AN ITEM NOT SHOWN OR LISTED IS CLEARLY NECESSARY FOR PROPER CONTROL/OPERATION OF EQUIPMENT WHICH IS SHOWN OR LISTED, THE CONTRACTOR SHALL PROVIDE AN ITEM WHICH WILL ALLOW THE SYSTEM TO FUNCTION PROPERLY AT NO INCREASE IN PRICE.
- ALL CONTRACTORS SHALL REMOVE TRASH AND DEBRIS STEMMING FROM THEIR WORK ON A DAILY BASIS. PROJECT SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION.
- THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND SHALL INCLUDE, IN HIS SCOPE, THE COST FOR COMPLETE FINISHED INSTALLATIONS, INCLUDING ANOMALIES, OF ALL TRADES.
- NO WORK SHALL COMMENCE WITH UNAPPROVED MATERIALS. ANY WORK DONE WITH UNAPPROVED MATERIALS AND EQUIPMENT IS AT THE CONTRACTOR'S RISK AND IS SUBJECT TO REJECTION AND REPLACEMENT. SEE SPECIFICATIONS FOR SUBMITTAL AND SUBSTITUTION REQUIREMENTS.
- CONSTRUCTION MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED SO AS TO PREVENT DAMAGE OR DETERIORATION UNTIL USED. FAILURE IN THIS REGARD MAY BE CAUSE FOR REJECTION OF MATERIAL AND/OR WORK.
- ALL EQUIPMENT SHALL BE FABRICATED FROM FIELD VERIFIED DIMENSIONS AND APPROVED SHOP DRAWINGS. COORDINATE MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT.
- CONTRACTOR SHALL PERFORM THEIR CONSTRUCTION AND OPERATIONS IN A MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED "BEST MANAGEMENT PRACTICE FOR THE CONSTRUCTION INDUSTRY" ISSUED BY THE CALIFORNIA STORM WATER QUALITY ASSOCIATION, NONPOINT SOURCE POLLUTION CONTROL PROGRAM, TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION. THE CONTRACTOR SHALL PRESENT THEIR PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
- CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION FENCING PER CONTRACT DOCUMENTS TO SERVE LIMIT OF WORK AREAS. FENCING MAY BE ADJUSTED DURING CONSTRUCTION BASED ON CONSTRUCTION SEQUENCE OR THE OWNER'S DIRECTION.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE PERMITTED.

CONTACT INFORMATION

ORGANIZATION	NAME	PHONE
OWNER SAN DOMENICO SCHOOL	JOHN CAMPBELL	(415) 258-1990
CIVIL ENGINEER / LANDSCAPE ARCHITECT VERDE DESIGN INC.	DEVIN CONWAY WES DOWNING	(408) 850-3420 (808) 800-4204
CIVIL ENGINEER MUNSELLE CIVIL ENGINEERING	DAN HUGHES	(707) 775-8986

SHEET INDEX (6 Sheets)

SHEET NO.	SHEET DESCRIPTION
C0.0	COVER SHEET
L4.0	GRADING PLAN - FIELD
L5.0	DRAINAGE AND UTILITY PLAN - FIELD
L7.0	MATERIAL AND DETAIL REFERENCE PLAN - FIELD
C1.0	GRADING PLAN
C2.0	DRAINAGE PLAN

APPLICABLE CODES

1. 2022 CBC CHAPTER 35; PROVIDE ALL THE APPLICABLE/ADOPTED STANDARDS. WHERE A PARTICULAR STANDARD IS REFERENCED IN THE CODE BUT DOES NOT APPEAR AS AN ADOPTED STANDARD IT MAY STILL BE USED. APPLY ONLY THE PORTION OF THE STANDARD THAT IS APPLICABLE TO THE CODE SECTION WHERE THE STANDARD IS REFERENCED, NOT THE ENTIRE STANDARD.

- 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE VOLUMES 1-2)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE)
- 2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE)
- 2022 CALIFORNIA PLUMBING CODE (CDC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE)
- 2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
- 2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 C.C.R.
(2021 INTERNATIONAL EXISTING BUILDING CODE)
- 2021 CALIFORNIA "GREEN" BUILDING REQUIREMENTS OR CAL GREEN, PART 11, TITLE 24 C.C.R.
- 2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- 2022 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

LIST OF FEDERAL CODES AND STANDARDS (IF APPLICABLE)
AMERICANS WITH DISABILITIES ACT (ADA), TITLE II OR TITLE III
FOR TITLE II: UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) 28 CFR 35.151(C)
OR ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 35)
FOR TITLE III: ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36) 28 CFR 36.406
2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN

NOTE: TITLE II APPLIES TO PROJECTS FUNDED AND/OR USED BY STATE AND LOCAL GOVERNMENT SERVICES. TITLE III COVERS PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES. DEPENDING ON THE USE AND FUNDING, BOTH TITLE MAY APPLY TO THE PROJECT.

NFPA 13	AUTOMATIC SPRINKLER SYSTEMS	2022 EDITION
NFPA 14	STANDPIPE SYSTEMS	2019 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
NFPA 20	STATIONARY FIRE PUMPS	2019 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS	2019 EDITION
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CALIFORNIA AMENDED) (NOTE SEE UL STANDARD 1971 FOR "VISUAL DEVICES")	2022 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2023 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2022 EDITION
ASME 17.1	ELEVATOR STANDARD	2019 EDITION

REFERENCE CODE SECTIONS FOR APPLICABLE STANDARDS - 2022 CALIFORNIA BUILDING CODE (FOR SFM) REFERENCED STANDARDS CHAPTER 35

ADA STANDARD FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

2. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

3. ALL EXISTING FIRE EXTINGUISHING SYSTEMS ARE IN COMPLIANCE WITH UL 300, CBC 904.11, CFC 904.11.

C0.0

COVER SHEET

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF VERDE DESIGN, INC. AND WERE CREATED, EVALUATED, AND DESCRIBED FOR USE ON AND IN CONNECTION WITH THE PROJECTED PROJECT. ANY USE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED, REPRODUCED, OR PUBLISHED BY ANY METHOD, IN WHOLE OR IN PART, OR IN CONNECTION WITH ANY PROJECT, WITHOUT WRITTEN PERMISSION OF VERDE DESIGN, INC.

SAN DOMENICO SCHOOL MULTI-USE PROJECT

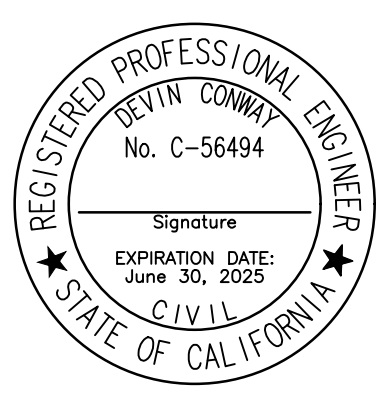
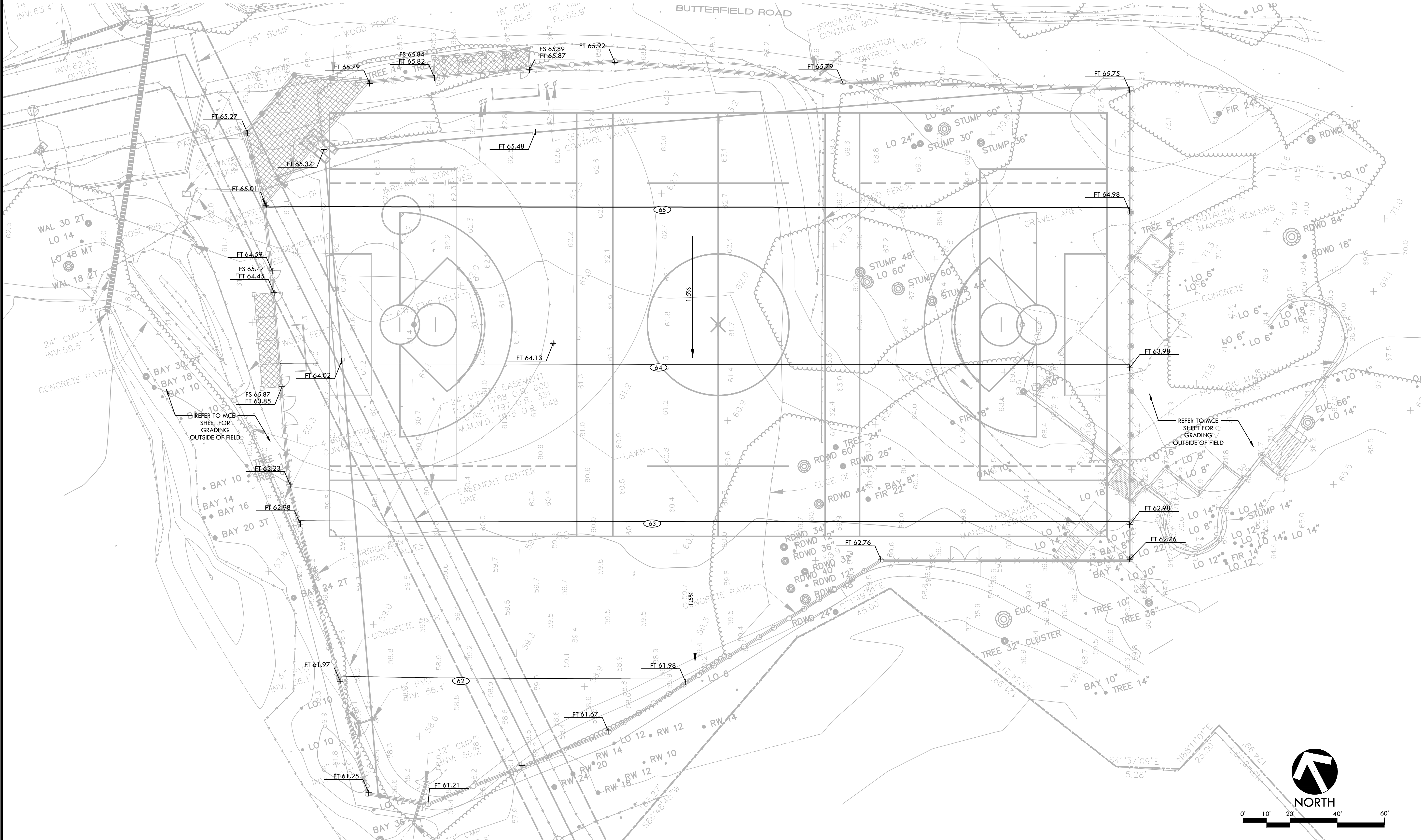
PLANNING SUBMITTAL - 03/29/24

GRADING NOTES

GRADING LEGEND

- EXISTING GRADES ARE BASED ON INFORMATION PROVIDED BY: ADOBE ASSOCIATES INC. CONTRACTOR SHALL VERIFY EXISTING GRADES FOR ACCURACY PRIOR TO THE START OF GRADING, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD CONFLICTS ARISE AND REDIRECT WORK TO AVOID DELAY.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT UNDER GROUND SERVICE ALERT (USA) AT (800) 227-2600 PRIOR TO ANY DEMOLITION OR EXCAVATION. UPON COMPLETION OF USA MARKING OPERATIONS, CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
- PROPOSED GRADES SHALL MEET EXISTING GRADES WITH A SMOOTH AND CONTINUOUS TRANSITION SO AS TO AVOID TRAPPING WATER. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IF PUDDLING IS SUSPECTED AND REDIRECT WORK SO AS TO AVOID DELAY WHILE AWAITING RESPONSE.
- ALL EXISTING DRAINAGE STRUCTURES, BOXES, UTILITY VAULTS ETC. SHALL BE BROUGHT TO FINAL FINISH GRADE PRIOR TO FINAL SURFACE TREATMENT.

SYM	DESCRIPTION	SYM	DESCRIPTION
	LIMIT OF GRADING, CONFORM TO EXISTING GRADES AT THIS LINE		EXISTING CONTOUR
	PROPOSED CONTOUR		EXISTING ELEVATION
	CONNECTION OF PROPOSED AND EXISTING CONTOURS		
	PROPOSED FINISH SURFACE ELEVATION OF HARDSCAPE		
	PROPOSED ELEVATION OF TOP OF SYNTHETIC TURF INFILL		
	CONFORM TO EXISTING GRADE		
	SLOPE VALUE AND DIRECTION		
	CONFORM		



STAMP
 CONSULTANT

SHEET TITLE
GRADING PLAN FIELD

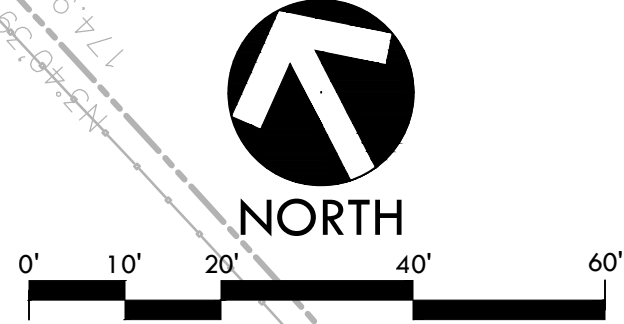
PROJECT NAME
SAN DOMENICO SCHOOL MULTI-USE FIELD PROJECT

PROJECT ADDRESS
**1500 BUTTERFIELD RD
 SAN ANSELMO, CA 94960**

SUBMITTAL	DATE
PLANNING PERMIT SUBMITTAL	03/29/24

NO.	REVISIONS	DATE

DRAWN BY KL	CHECKED BY WD/DC
DATE ISSUED 03/29/24	SCALE 1"=20'-0"
PROJ. NO. 2305600	
SHEET NO. L4.0	OF SHEETS



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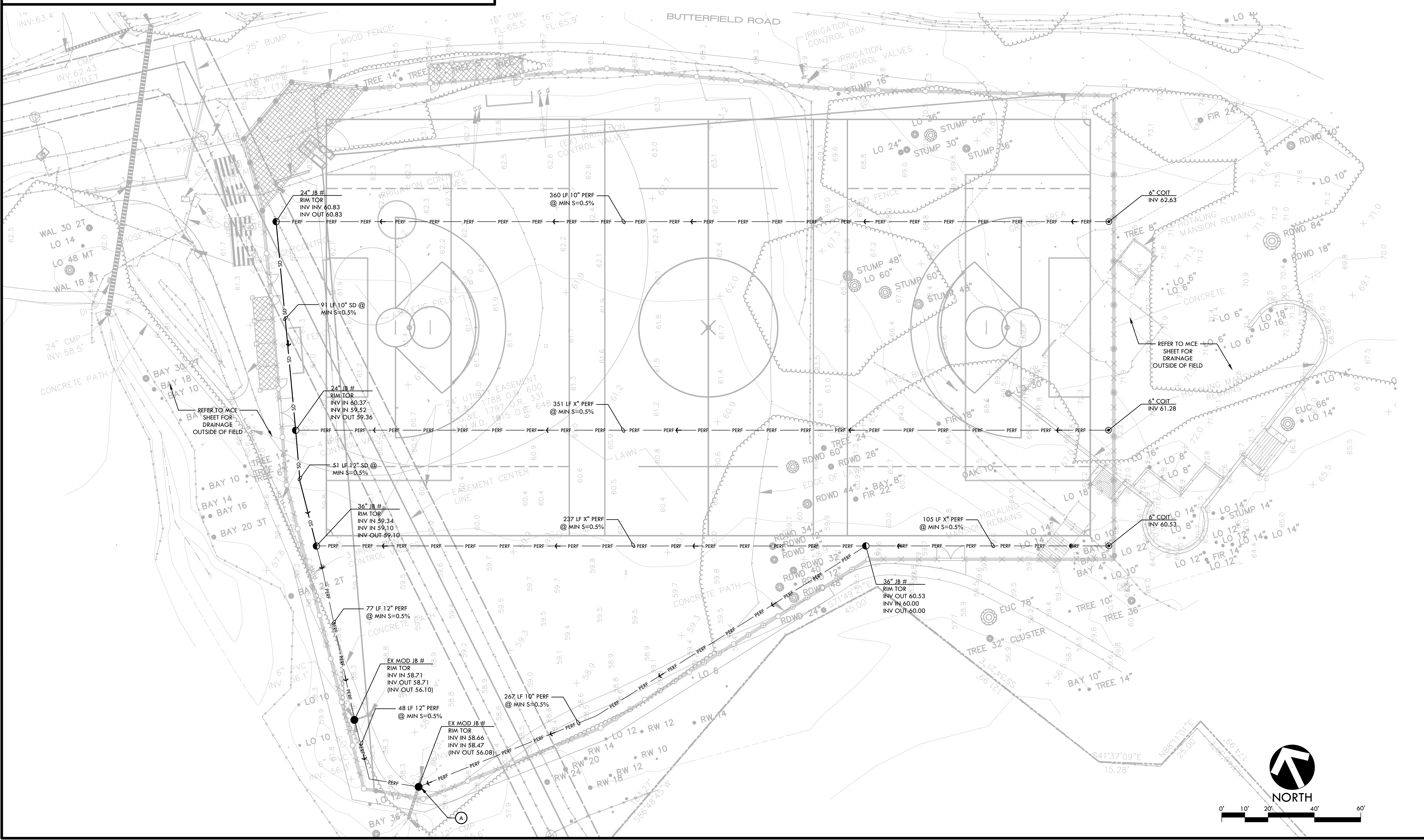
DRAINAGE & UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL CONTRACT UNDER GROUND SERVICE ALERT (USA) AT (800) 277-2600 PRIOR TO ANY DEMOLITION OR EXCAVATION. UPON COMPLETION OF USA MARKING OPERATIONS, CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
2. ALL EXISTING DRAINAGE STRUCTURES, BOXES, UTILITY VAULTS ETC. TO REMAIN, SHALL BE BROUGHT TO FINAL FINISH GRADE PRIOR TO FINAL SURFACE TREATMENT.
3. THE CONTRACTOR IS TO PROTECT DRAINAGE SYSTEM FROM DEBRIS, INCLUDING SOIL, ROCK MATERIAL, AND TRASH FROM ENTERING THE PIPE DURING CONSTRUCTION. CONTRACTOR SHALL AVOID PLACING CONSTRUCTION VEHICLES OVER INSTALLED DRAINAGE TRENCHES TO PREVENT CRUSHING OF PIPE.
4. COORDINATE ALL SLEEVING AND UTILITY LOCATIONS AS SHOWN ON THE PLANS AND DETAILS CONTAINED WITHIN THESE CONTRACT DOCUMENTS.
5. THE CONTRACTOR IS TO ENSURE THAT ALL REMAINING ACTIVE AND NEW DRAINAGE AND UTILITY LINES ARE PROTECTED AND UNDAUNAGED FROM TRENCHING AND FOOTING EXCAVATIONS FOR NEW FOOTINGS, PARTICULARLY FOR NEW FENCING AND WALLS.
6. ALL ABANDONED STORM LINES SHALL REMAIN IN PLACE UNLESS IN CONFLICT WITH PROPOSED DRAINAGE, UTILITY, OR SUBGRADING OPERATIONS, IN WHICH CASE ABANDONED PIPE IN CONFLICT SHALL BE REMOVED. REMAINING ABANDONED STORM PIPE SHALL BE SEALED WITH APPROPRIATELY SIZED CONCRETE CAP (3 SACK MIX) 6" ENVELOPE OUTSIDE AND INSIDE DIAMETER OF PIPE.
7. PRIOR TO ALL DRAINAGE AND UTILITY WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL POTENTIAL DRAINAGE CONNECTIONS AND EXISTING UTILITY BY POTHOLING. IN ADDITION, ALL DOWNSTREAM CONNECTIONS TO EXISTING STRUCTURES SHALL BE THE START OF THESE OPERATIONS, AND GRADES SHALL BE VERIFIED.
8. WHEN WORK HAS TO OCCUR UNDER THE DRIFLINE OF EXISTING TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO THE TREES AND TREE ROOTS. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. ALL PARTIAL CUTS OR TEARS THROUGH ROOTS TWO INCHES IN DIAMETER AND LARGER SHALL BE CUT CLEAN. TRENCHES ADJACENT TO TREES SHALL BE FILLED WITHIN 24 HOURS AFTER EXCAVATION, BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE, AND ANY EXPOSED ROOTS SHALL BE KEPT SHADED AND MOIST WITH DAMPENED BURLAP OR CANVAS.

DRAINAGE & UTILITY LEGEND

SYM	DESCRIPTION	DETAIL NUMBER	SHEET NUMBER	SYM	DESCRIPTION
●	JUNCTION BOX, SIZE PER PLAN	(Symbol)	(Symbol)	CB	CATCH BASIN
●	MODIFIED CATCH BASIN (MOD)	(Symbol)	(Symbol)	INV	INVERT
○	CLEANOUT IN SYNTHETIC TURF	(Symbol)	(Symbol)	RIM	RIM ELEVATION
→	SOLID WALL STORM DRAIN	(Symbol)	(Symbol)	TOR	TOP OF ROCK ELEVATION
→	PERFORATED SUBDRAIN LINE	(Symbol)	(Symbol)	LF	LINEAR FEET
→	PIPE SLOPE DIRECTION	(Symbol)	(Symbol)	COIT	CLEANOUT IN TURF
(A)	PROPOSED STORM DRAIN POINT OF CONNECTION TO EXISTING SYSTEM. CONTRACTOR TO VERIFY TIE-IN LOCATIONS AND EXISTING INVERTS PRIOR TO DEMOLITION.	(Symbol)	(Symbol)	S=0.5%	SLOPE
(E)	EXISTING	(Symbol)	(Symbol)	N, S, W, EA	NORTH, SOUTH, WEST, EAST

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 www.VerdeDesignInc.com

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 No. C-56494
 Signature
 EXPIRATION DATE: June 30, 2025
 STATE OF CALIFORNIA

CONSULTANT

SHEET TITLE
DRAINAGE AND UTILITY PLAN FIELD

PROJECT NAME
SAN DOMENICO SCHOOL MULTI-USE FIELD PROJECT

PROJECT ADDRESS
**1500 BUTTERFIELD RD
 SAN ANSELMO, CA 94960**

SUBMITTAL DATE
 PLANNING PERMIT SUBMITTAL 03/29/24

NO.	REVISIONS	DATE

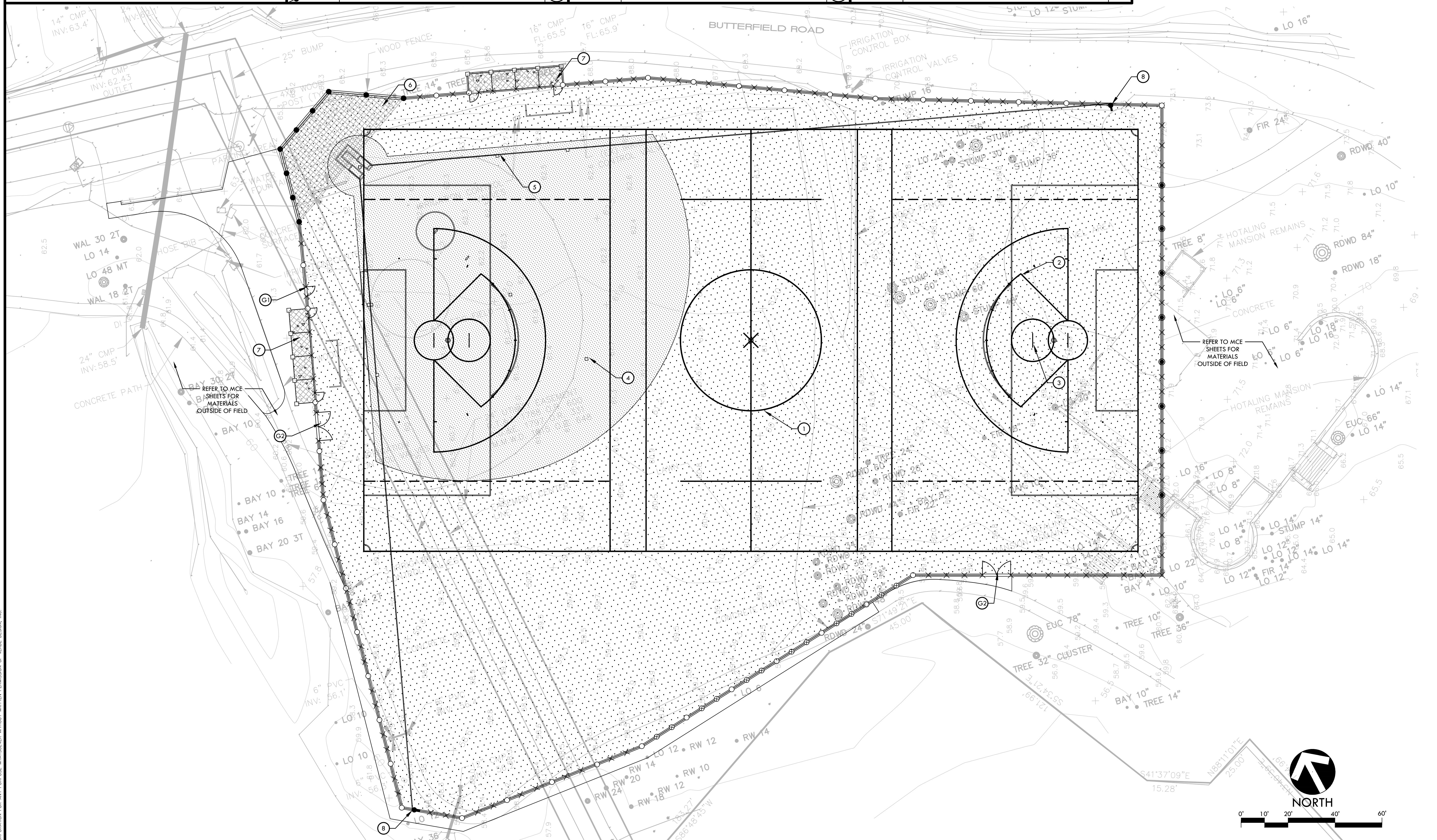
DRAWN BY: _____ CHECKED BY: **WD/DC**
 DATE ISSUED: **03/29/24** SCALE: **1"=20'-0"**
 PROJ. NO.: **2305600**
 SHEET NO.: **L5.0** OF _____ SHEETS

MATERIAL NOTES

1. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ELEMENTS INCLUDING UTILITY LOCATIONS AND REQUIRED SLEEVING PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. TEMPORARY BENCHMARKS OR REFERENCE POINTS SHALL BE SET BY THE CONTRACTOR AS NECESSARY. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD DISCREPANCY ARISE AND REDIRECT WORK TO AVOID DELAYS.
2. THE INTERFACE OF ALL PROPOSED IMPROVEMENTS TO EXISTING SITE SHALL CONFORM AND BE SMOOTH AND UNIFORM.
3. ALL REINFORCING AND FORMS SHALL BE SECURED IN PLACE AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING ANY CONCRETE.
4. CONCRETE FINISHES SHALL BE AS NOTED. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLES OF ALL SPECIFIED FINISHES OF CONCRETE USING THE SAME MATERIALS THAT WILL BE USED IN THE ACTUAL CONSTRUCTION FOR EACH TYPE SPECIFIED. SAMPLES SHALL BE PREPARED WELL ENOUGH IN ADVANCE OF SCHEDULED CONCRETE POUR TO ALLOW FOR REVIEW AND POSSIBLE RE-POURING OF UNACCEPTABLE SAMPLES. UNACCEPTABLE SAMPLES SHALL BE RE-PREPARED UNTIL ACCEPTED BY THE OWNER'S REPRESENTATIVE. ACCEPTED SAMPLES SHALL BE PROTECTED AND REMAIN ON SITE FOR REFERENCE UNTIL FINAL ACCEPTANCE.
5. ALL FENCES AND GATES SHOWN ON PLAN ARE GRAPHIC REPRESENTATIONS; REFER TO DETAILS AND SPECIFICATIONS FOR PRECISE LOCATION.
6. ASPHALT SHALL NOT BE INSTALLED UNTIL ALL EDGES AND SITE FURNISHING PADS ARE INSTALLED.

MATERIAL LEGEND

SYM	DESCRIPTION	DTL	SYM	DESCRIPTION	DTL	SYM	DESCRIPTION	DTL
[Symbol]	SYNTHETIC TURF (GREEN)	[DTL]	(G1)	4' WIDE X 10' TALL CHAIN LINK GATE	[DTL]	(8)	BASEBALL FOUL POLE	[DTL]
[Symbol]	SYNTHETIC TURF (BROWN)	[DTL]	(G2)	12' WIDE X 10' TALL DOUBLE SWING CHAIN LINK GATE	[DTL]			
[Symbol]	CONCRETE PAVING	[DTL]	(1)	60 X 110 YD SOCCER FIELD	[DTL]			
[Symbol]	8' TALL CHAIN LINK FENCE	[DTL]	(2)	GIRLS LACROSSE	[DTL]			
[Symbol]	10' TALL CHAIN LINK FENCE	[DTL]	(3)	BOYS LACROSSE	[DTL]			
[Symbol]	20' TALL CHAIN LINK FENCE	[DTL]	(4)	BASEBALL INFIELD	[DTL]			
[Symbol]	20' TALL NETTING SYSTEM	[DTL]	(5)	SOFTBALL INFIELD	[DTL]			
[Symbol]	30' TALL NETTING SYSTEM	[DTL]	(6)	30' TALL HOODED BASEBALL BACKSTOP	[DTL]			
[Symbol]	30' TALL BASEBALL BACKSTOP	[DTL]	(7)	CHAIN LINK BASEBALL DUGOUT	[DTL]			



STAMP

CONSULTANT

SHEET TITLE

**MATERIAL AND
DETAIL REFERENCE
PLAN
FIELD**

PROJECT NAME

**SAN DOMENICO SCHOOL
MULTI-USE FIELD
PROJECT**

PROJECT ADDRESS

**1500 BUTTERFIELD RD
SAN ANSELMO, CA 94960**

SUBMITTAL	DATE
PLANNING PERMIT SUBMITTAL	03/29/24

NO.	REVISIONS	DATE

DRAWN BY: KL CHECKED BY: WD/DC

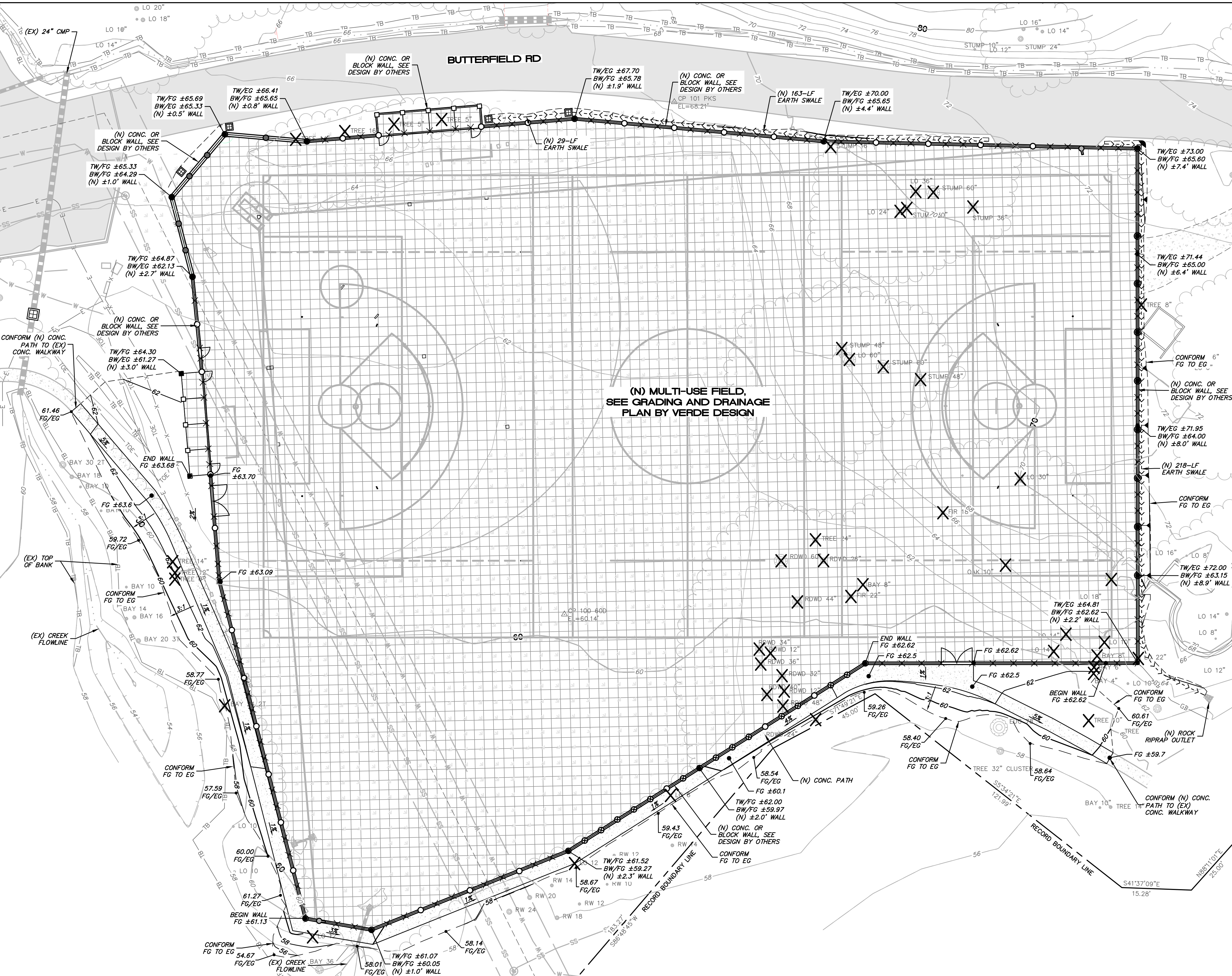
DATE ISSUED: 03/29/24 SCALE: 1"=20'-0"

PROJ. NO.: 2305600

SHEET NO.: **L7.0** OF SHEETS

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GRADING, DRAINAGE, UTILITY NOTES

- INSTALL RETAINING WALL BACKDRAINS AS SHOWN ON THE ARCHITECTURAL AND/OR STRUCTURAL PLANS, AND AS REQUIRED BY THE GEOTECHNICAL ENGINEER. DO NOT CONNECT BACKDRAINS TO THE STORM DRAIN OR ROOF LEADER DRAINAGE SYSTEMS. BACKDRAINS SHALL DRAIN THROUGH 3"Ø WEEP HOLES AT 5' O.C. MIN.
- DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
- ALL PAVED AND UNPAVED FINISHED SURFACES SHALL HAVE POSITIVE DRAINAGE.
- ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
- CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT COORDINATOR FOR RESOLUTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND CONFIRMING THAT THE PROPOSED IMPROVEMENTS MEET THE CITY OF SAN ANSELMO AND MARIN COUNTY REQUIREMENTS. SHOULD DISCREPANCIES BE FOUND, CONTRACTOR SHALL NOTIFY PROJECT COORDINATOR AND ENGINEER FOR RESOLUTION. COORDINATE POTHOLING OF EXISTING UTILITIES WITH THE UTILITY COMPANIES THAT SERVE THAT LOCATION.
- ALL UTILITY BOXES WITHIN PAVED AND LANDSCAPED AREAS ARE TO BE ADJUSTED AND/OR EXTENDED TO MEET NEW FINISHED GRADES.
- STORM DRAIN INLETS IN ACCESSIBLE WALKWAYS SHALL HAVE A GRATE THAT COMPLIES WITH SECTION 11B-302.3 OF THE CALIFORNIA BUILDING CODE.

ABBREVIATIONS

AB	AGGREGATE BASE
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CONST.	CONSTRUCTION
CL/IB	CLASS 2 AGGREGATE BASE
DI	DROP INLET
EL. ELE.	ELEVATION
EG	EXISTING GRADE
ESMT	EASEMENT
(EX), EX.	EXISTING GRADE
FL	FLOWLINE
FS	FINISH SURFACE ELEVATION
FG	FINISH GRADE ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MCE	MUNSELLE CIVIL ENGINEERING
(N)	NEW
(O)	PROPOSED
PL	PROPERTY LINE
RD	ROAD
RIM	RIP RAP INLET RIM ELEVATION
R.O.W., ROW	RIGHT OF WAY
SLOPE	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDOI	STORM DRAIN DROP INLET
S.L.D.	SEE LANDSCAPE DESIGN
SS	SANITARY SEWER
TG	TOP OF GRATE
TW	TOP OF WALL
Typ.	TYPICAL

LEGEND

	EXISTING ASPHALT TO REMAIN
	EXISTING CONCRETE
	PROPOSED 6" PCC OVER 4" CL/IB
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING LAWN/GRASS
	PROPOSED ARTIFICIAL TURF, S.L.D.
	EXISTING GRADEBREAK
	EXISTING TOP OF BANK
	EXISTING TOE OF BANK
	EXISTING TREE DRIPLINE
	EXISTING WIRE FENCE
	EXISTING FLOWLINE
	RECORD BOUNDARY LINE
	EASEMENT CENTERLINE
	EASEMENT EDGE
	EXISTING SANITARY SEWER MANHOLE
	SURVEY CONTROL POINT
	TREE TYPE AND DIAMETER
	TREE TO BE REMOVED

EARTHWORK:

CUT = 4,925 CY
 FILL = 4,925 CY
 NET = 0 CY (BALANCED)

NOTES:

- THE QUANTITIES LISTED ARE THE ENGINEER'S ESTIMATE OF SURFACE GRADING ONLY. ADDITIONAL SUBSURFACE GRADING WILL BE REQUIRED FOR UTILITY TRENCHES, BENCHING, KEYWAYS, OVER EXCAVATION, IMPORT FILL, ETC AND/OR OTHER MEASURES DEEMED NECESSARY BY THE GEOTECHNICAL ENGINEER DURING PROJECT CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR HIS OWN EARTHWORK QUANTITIES.
 - NO EXPANSION/CONTRACTION FACTORS HAVE BEEN APPLIED. EXPANSION AND/OR CONTRACTION MAY BE EXPERIENCED DUE TO ACTUAL FIELD CONDITIONS.
 - APPROXIMATE DISTURBED AREA OF SITE = 2.25 ACRES.
- ASSUMPTIONS:**
- ARTIFICIAL TURF SECTION: ASSUME 2.0" ARTIFICIAL TURF, 1.0" PAD, AND 4" DRAINAGE LAYER
 - CONCRETE: ASSUME 6" PCC AND 4" CL/IB.
 - LANDSCAPE: ASSUME 3" MULCH ON TOP OF LANDSCAPED/REGRADED AREAS

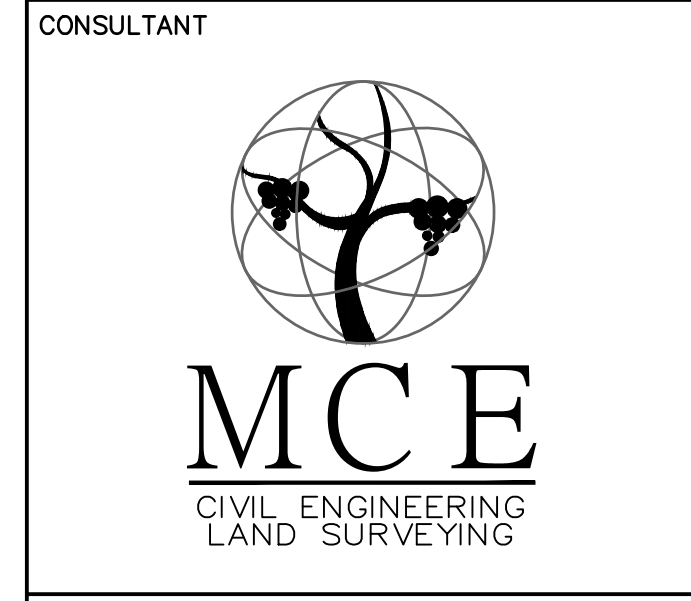
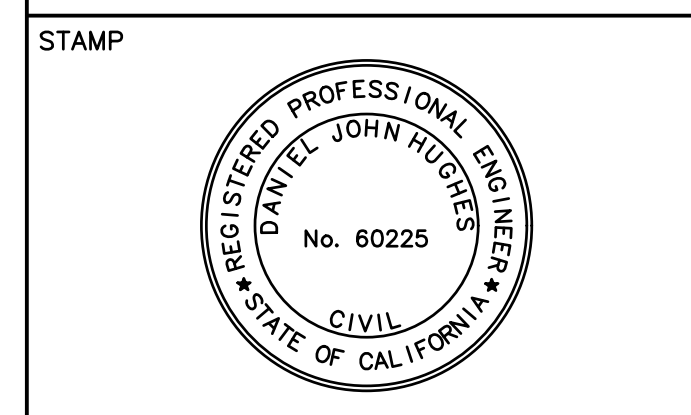
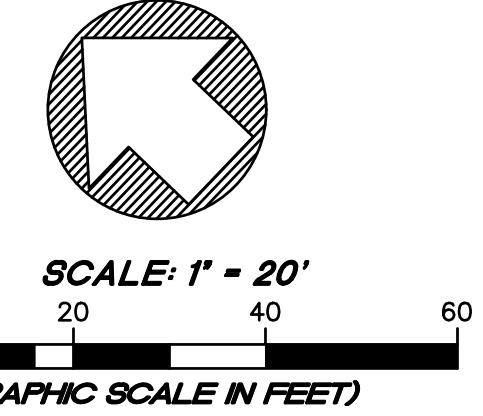
SURVEY NOTES

BOUNDARY LINES SHOWN HEREON ARE DELINEATED FROM FIELD TIES TO MONUMENTS SHOWN ON THE RECORD OF SURVEY, RECORDED IN BOOK 33 OF SURVEYS AT PAGE 20, MARIN COUNTY RECORDS, AND THE PARCEL MAP OF THE LANDS OF THE SAN DOMENICO SCHOOL FOR GIRLS, RECORDED IN BOOK 22 OF PARCEL MAPS AT PAGE 19, MARIN COUNTY RECORDS, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE BEARINGS SHOWN HAVE BEEN ROTATED FROM RECORD TO ZONE 3 OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83). THIS MAP IS NOT INTENDED TO PROVIDE A BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY.

UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THE SURVEY. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THESE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY A SUBSURFACE UTILITY LOCATING COMPANY (IF DESIRED).

BASIS OF BEARINGS: GRID NORTH BASED ON GPS OBSERVATIONS BETWEEN SET CONTROL POINTS POST PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE).

ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK CONTROL POINT #9000 SET MAG NAIL AND WASHER CONTROL POINT. ELEVATION = 69.12' NAVD 88



SHEET TITLE
GRADING PLAN

PROJECT NAME
**SAN DOMENICO SCHOOL
MULTI-USE FIELD
PROJECT**

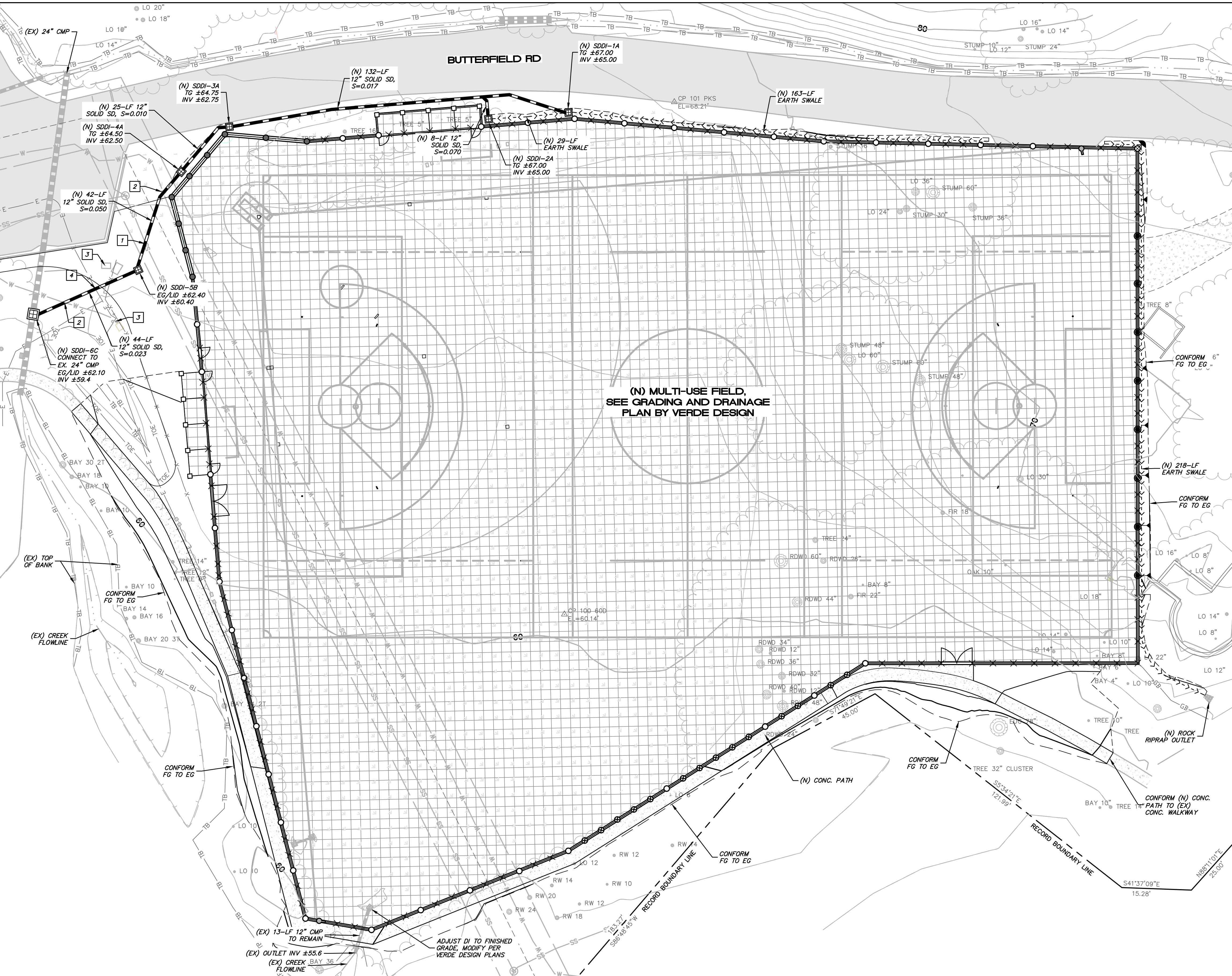
PROJECT ADDRESS
**1500 BUTTERFIELD RD
SAN ANSELMO, CA
94960**

SUBMITTAL	DATE
PLANNING PERMIT SUBMITTAL	03/29/24

NO.	REVISIONS	DATE

DRAWN BY ERL	CHECKED BY DJC
DATE ISSUED 03/29/24	SCALE 1"=20'-0"
PROJ. NO. 2305600	SHEET NO. C1.0 OF SHEETS

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GRADING, DRAINAGE, UTILITY NOTES

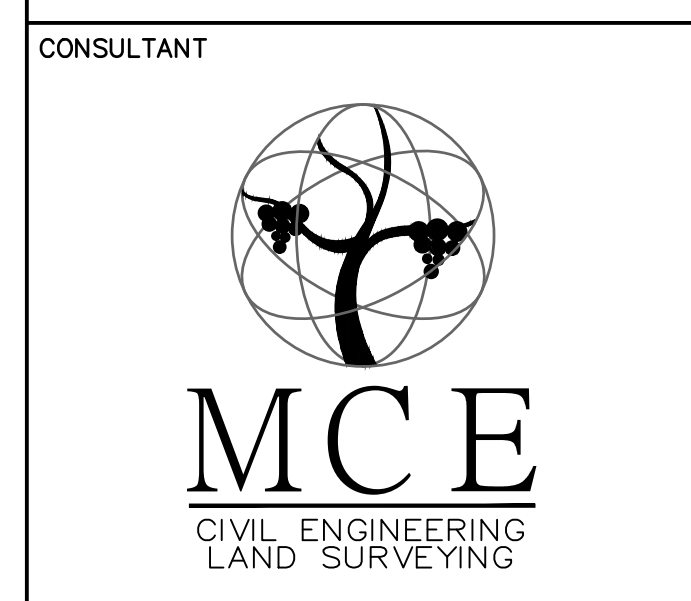
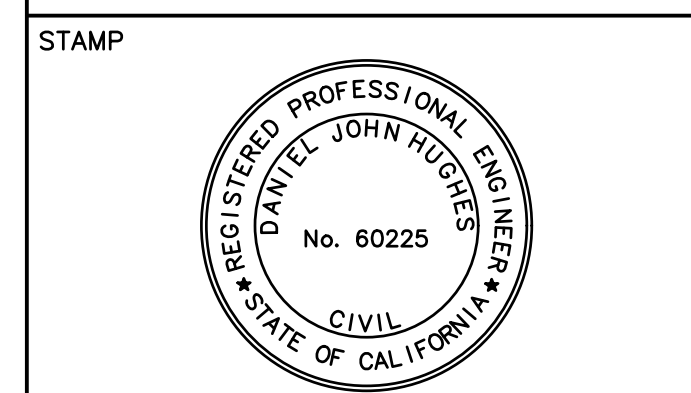
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- ALL UTILITY BOXES WITHIN PAVED AND LANDSCAPED AREAS ARE TO BE ADJUSTED AND/OR EXTENDED TO MEET NEW FINISHED GRADES.
- STORM DRAIN INLETS IN ACCESSIBLE WALKWAYS SHALL HAVE A GRATE THAT COMPLIES WITH SECTION 11B-302.3 OF THE CALIFORNIA BUILDING CODE.

UTILITY LEGEND

- PROPOSED SOLID HDPE STORM DRAIN PIPE, SIZE AND SLOPE PER PLAN
- PROPOSED PERFORATED HDPE SUBDRAIN, SIZE AND SLOPE PER PLAN
- EXISTING STORM DRAIN PIPE
- EXISTING WATER LINE, POTHOLE TO VERIFY LOCATION AND DEPTH PRIOR TO START OF CONST.
- EXISTING ELECTRIC LINE, POTHOLE TO VERIFY LOCATION AND DEPTH PRIOR TO START OF CONST.
- EXISTING SEWER LINE, POTHOLE TO VERIFY LOCATION AND DEPTH PRIOR TO START OF CONST.
- PROPOSED STORM DRAIN INLET OR JUNCTION BOX SEE DRAINAGE SCHEDULE
- PROPOSED STORM DRAIN CLEANOUT IN NEW ARTIFICIAL TURF
- PROPOSED PIPE SLOPE DIRECTION

ABBREVIATIONS

- | | |
|-------------|----------------------------|
| AB | AGGREGATE BASE |
| BW | BOTTOM OF WALL |
| CB | CATCH BASIN |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEANOUT |
| CONC. | CONCRETE |
| CONST. | CONSTRUCTION |
| CL/AB | CLASS 2 AGGREGATE BASE |
| DI | DROP INLET |
| EL, ELE. | ELEVATION |
| EG | EXISTING GRADE |
| ESMT | EASEMENT |
| (EX), EX. | EXISTING |
| FG | FINISHED GRADE |
| FL | FLOWLINE |
| FS | FINISH SURFACE ELEVATION |
| FG | FINISH GRADE ELEVATION |
| HDPE | HIGH DENSITY POLYETHYLENE |
| INV | INVERT |
| LF | LINEAR FEET |
| MCE | MUNSELLE CIVIL ENGINEERING |
| (N) | NEW |
| (O) | PROPOSED |
| PL | PROPERTY LINE |
| RD | ROAD |
| RIM | DROP INLET RIM ELEVATION |
| R.O.W., ROW | RIGHT OF WAY |
| S | SLOPE |
| SD | STORM DRAIN |
| SDCO | STORM DRAIN CLEANOUT |
| SDDI | STORM DRAIN DROP INLET |
| S.L.D. | SEE LANDSCAPE DESIGN |
| SS | SANITARY SEWER |
| TC | TOP OF GRATE |
| TW | TOP OF WALL |
| TP. | TYPICAL |



SHEET TITLE
DRAINAGE PLAN

PROJECT NAME
**SAN DOMENICO SCHOOL
MULTI-USE FIELD
PROJECT**

PROJECT ADDRESS
**1500 BUTTERFIELD RD
SAN ANSELMO, CA
94960**

SUBMITTAL	DATE
PLANNING PERMIT SUBMITTAL	03/29/24

NO.	REVISIONS	DATE
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DATE ISSUED: 03/29/24
SCALE: 1"=20'-0"
PROJ. NO.: 2305600
SHEET NO.: C2.0 OF SHEETS

UTILITY KEYNOTES

- STORM DRAIN CROSSING OVER SANITARY SEWER LINE, PER ROSS VALLEY SANITARY DISTRICT STANDARDS. POTHOLE EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND VERIFY POTENTIAL DRAINAGE CONNECTIONS. SHOULD DISCREPANCIES ARISE, CONTRACTOR SHALL CONTACT OWNER AND ENGINEER FOR RESOLUTION.
- STORM DRAIN CROSSING OVER WATER LINE, PER MARIN WATER STANDARDS. POTHOLE EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND VERIFY POTENTIAL DRAINAGE CONNECTIONS. SHOULD DISCREPANCIES ARISE, CONTRACTOR SHALL CONTACT OWNER AND ENGINEER FOR RESOLUTION.
- EXISTING WATER UTILITIES/STRUCTURES, POTHOLE EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND VERIFY POTENTIAL DRAINAGE CONNECTIONS. SHOULD DISCREPANCIES ARISE, CONTRACTOR SHALL CONTACT OWNER AND ENGINEER FOR RESOLUTION.
- EXISTING ELECTRIC UTILITIES, POTHOLE EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND VERIFY POTENTIAL DRAINAGE CONNECTIONS. SHOULD DISCREPANCIES ARISE, CONTRACTOR SHALL CONTACT OWNER AND ENGINEER FOR RESOLUTION.

DRAINAGE SCHEDULE AND NOTES

- #A 24"x24" OLD CASTLE PRECAST CONCRETE DROP INLET WITH GREEN GRATE (OR APPROVED EQUAL)
 - #B 24"x24" JUNCTION BOX (OR APPROVED EQUAL)
 - #C 36"x36" OLD CASTLE PRECAST CONCRETE DROP INLET WITH GREEN GRATE (OR APPROVED EQUAL)
- NOTE: DI'S IN ACCESSIBLE WALKWAYS SHALL HAVE A GRATE THAT COMPLIES WITH SECTION 11B-302.3 OF THE CALIFORNIA BUILDING CODE

