

	SURFACE	IMPROVEMENTS	LEGEND
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CONCRETE WALKWAY

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SURFACE IMPROVEMENTS NOTES

- THE LIMITS OF WORK ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDINGS, LANDSCAPE, AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION, AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS-SLOPES OR HAZARDOUS CONDITIONS.
- 2. EXISTING CONCRETE SHALL BE REMOVED AT THE NEAREST EXPANSION JOINTS.
- 3. NEW WORK SHALL MATCH EXISTING AS CLOSELY AS POSSIBLE IN FINISH, SCORING, AND COLOR.
- 4. EXISTING SITE FEATURES (CURBS, CONCRETE WALKS, LANDSCAPE, IRRIGATION, ETC.) DEMOLISHED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.
- 5. SEE LANDSCAPE PLANS FOR TREE SIZES AND SPECIES.
- 6. PROJECT SITE IS ZONED C-3 WHICH DOES NOT HAVE FRONT YARD NOR SIDE YARD SETBACKS. REAR YARD SETBACK IS 12' AND IS NOT SHOWN ON PLANS GIVEN THERE IS NO DEFINED REAR YARD AND THE PROPOSED BUILDING IS LOCATED SUBSTANTIALLY BEYOND THIS SETBACK ON ALL SIDES.



FOLSOM MOB

285 Palladio Pkwy, Folsom, CA 95630

SMITHGROUP

550 SOUTH HOPE STREET SUITE 1950 LOS ANGELES, CA 90071 213.228.6900 smithgroup.com

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SEALS AND SIGNATURES



SHEET TITLE PRELIMINARY CIVIL SITE PLAN

20220985 —

PROJECT NUMBER

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	SURFACE IMPROVEMENTS LEGEND	
	CONCRETE WALKWAY	
		KAISER PERMANENTE®
	SURFACE IMPROVEMENTS NOTES	
	1. THE LIMITS OF WORK ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDINGS, LANDSCAPE, AND OTHER IMPROVEMENTS WITH A SMOOTH	FOLSOM MOB
	APPARENT CHANGES IN GRADES OR CROSS-SLOPES OR HAZARDOUS CONDITIONS.	285 Palladio Pkwy, Folsom, CA 95630
	2. EXISTING CONCRETE SHALL BE REMOVED AT THE NEAREST EXPANSION JOINTS.	
	3. NEW WORK SHALL MATCH EXISTING AS CLOSELY AS POSSIBLE IN FINISH, SCORING, AND COLOR.	SMITHGKUUP
NG	4. EXISTING SITE FEATURES (CORBS, CONCRETE WALKS, LANDSCAPE, IRRIGATION, ETC.) DEMOLISHED DURING CONSTRUCTION SHALL BE REPLACED IN KIND	550 SOUTH HOPE STREET SUITE 1950
	5. SEE LANDSCAPE PLANS FOR TREE SIZES AND SPECIES.	213.228.6900 smithgroup.com
	6. PROJECT SITE IS ZONED C-3 WHICH DOES NOT HAVE FRONT YARD NOR SIDE YARD SETBACKS.	
	REAR TARD SEIBACK IS 12 AND IS NOT SHOWN ON PLANS GIVEN THERE IS NO DEFINED REAR YARD AND THE PROPOSED BUILDING IS LOCATED SUBSTANTIALLY REYOND THIS SETRACK ON ALL	
	SIDES.	BKF FNGINFFRS
		BKF 980 9TH STREET SUITE 2300 SACRAMENTO, CA 95814
		(916) 556-5800 www.bkf.com
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	GRADING	LEGEND				
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		FS	FINISHED FLOOR FINISHED SURFACE		KAISER PE	RMANENTE ®
	GRADING	<u>NOTES</u>	<u>5</u>			
	1. PROPC	SED SIT	E PLAN AND UTILITIES CLARITY.	HAVE BEEN		
	2. GRADIN WITH	NG WORK	SHALL BE PERFORMED IN FCHNICAL SPECIFICATIONS	ACCORDANCE		
	REQUIF THE PI	REMENTS ROJECT G	AND RECOMMENDATIONS EOTECHNICAL REPORT.	CONTAINED IN	FOLSOM	
	3. THE C	CONTRACT	OR SHALL EXERCISE EXTR THE LINES, GRADES, S	EME CARE TO ECTIONS, AND	285 Palladio Pkwy,	
	AREAS	SIGNS AS SHALL WITHIN	CONFORM TO THE VERTICATION TO LERANCE OF ONE-TENTH	AL ELEVATIONS OF A FOOT IN	F0IS0III, CA 95630	
	IN HA	ARDSCAPE DO NOT	REAS AND TWO-HUNDREDT D OR PAVED AREAS. W CONFORM TO THESE TOL	HERE GRADED	CMITHC	
	GRADIN	ACTOR S NG, AT NO	HALL BE REQUIRED TO D DEXTRA COST TO THE OWN	O CORRECTIVE ER.		VUF
	4. CONTR ELEVA CONST	ACTOR TIONS OF RUCTION	SHALL FIELD VERIFY FIN EXISTING BUILDINGS PRIOF	NISHED FLOOR TO STARTING	550 SOUTH HOPE SUITE 1950	STREET
	5. CONTR ADJAC FOUND	ACTOR ENT TO E	SHALL TAKE CAUTION W XISTING BUILDINGS, TO PROND TO NOT TO COVER EXIS	HEN GRADING DTECT EXISTING TING VENTS.	LOS ANGELES, CA 213.228.6900 smithgroup.com	4 90071
	6. RIMS FINISHI	OF UTILIT ED GRADI	Y STRUCTURES SHALL BE E IN AREAS OF RE-GRAD	ADJUSTED TO NG. IN PAVED		—
	AREAS THAN	; ELEVAT 1 INCH BI	TON DIFFERENCE SHALL NETWEEN RIMS AND ADJACEN	NOT BE MORE T SURFACE.		
	7. WHERE CONTR	IMPROV ACTOR'S	/EMENTS INVOLVE ADA ATTENTION IS DIRECT	ACCESSIBILITY, ED TO THE		
	THE FI	NISHED KWAYS	CONSTRUCTION: SHALL HAVE A MAXIMUM	LONGITUDINAL	BKF	BKF ENGINEERS 980 9TH STREET SUITE 2300
	b. LAN	DINGS SH DIRECTIO	9% AND A MAXIMUM CROSS IALL HAVE A MAXIMUM SL NS, INCLUDING DIAGONAL.	OPE OF 2%. OPE OF 2% IN		SACRAMENTO, CA 95814 (916) 556-5800
	c. ADA A INCL	A PARKING MAXIMUM _UDING DI	G STALLS AND STRIPED AISL SLOPE OF 2% IN AL AGONAL.	E SHALL HAVE L DIRECTIONS,	ISSUED FOR	REV DATE
	d. TRA EXIS ABR	NSITIONS STING CON 20PT CHAI	BETWEEN PROPOSED IMPRO IDITIONS SHALL BE SMOOTH NGES.	OVEMENTS AND AND FREE OF	ENTITLEMENTS	9/26/2022
80	8. SEE LA	ANDSCAPE	PLANS FOR TREE SIZES A	ND SPECIES.		
	9. CONTR CONFO	ACTOR SHORN	HALL FIELD VERIFY EXISTING R TO FORMING/AC WORK.	GRADES AT		
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		55	ELEVAT	ION LABE	<u>L:</u>					
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X	/		FS	FINISHED	SURFACE	E			KAIS	SER P
	<u>GR</u>	<u>ADING N</u>	<u>NOTES</u>							
	1.	PROPOSEI SCREENEI	D SITE D FOR C	PLAN CLARITY.	AND U	ITILITIES	HAVE B	EEN		
	2.	GRADING WITH TH REQUIREM THE PROJ	WORK HE TE IENTS / JECT GE	SHALL BI CHNICAL AND REC OTECHNIC	E PERFOR SPECIFI COMMENDA	RMED IN ICATIONS ATIONS C RT.	ACCORDAI AND ONTAINED	NCE THE IN	Г	
	3.	THE CON CONFORM DIMENSION AREAS S SHOWN W LANDSCAN IN HARD AREAS D CONTRAC GRADING,	TRACTO TO NS AS HALL C ITHIN TO PED ARE SCAPED O NOT TOR SH AT NO	R SHALL THE LINE SET FOR ONFORM DLERANCE EAS AND OR PA CONFORM ALL BE EXTRA C	EXERCIS ES, GRAI TH ON T TO THE OF ONE TWO-HUI AVED AR A TO THE REQUIREE OST TO T	E EXTREM DES, SEC THESE PL/ VERTICAL – TENTH C NDREDTHS EAS. WHI ESE TOLE D TO DO THE OWNER	ME CARE CTIONS, A ANS. GRA ELEVATIO F A FOO S OF A FO ERE GRA RANCES, CORREC R.	TO AND DED ONS T IN OOT DED THE TIVE	FC 285 Fols	Palladio Pkwy som, CA 95630
	4.	CONTRAC ELEVATION CONSTRUC	TOR SH NS OF CTION.	HALL FIE EXISTING	ELD VER BUILDING	RIFY FINIS S PRIOR	SHED FLO TO START	OOR TING	55(SU LO) South Hof IITE 1950 S Angeles,
	5.	CONTRAC ADJACEN FOUNDATI	TOR SH T TO EX ONS AN	HALL TA KISTING BU D TO NO	KE CAU UILDINGS, T TO COV	TION WH TO PROT ⁄ER EXISTI	EN GRAD ECT EXIST NG VENTS	DING TING	21: sm	3.228.6900 ithgroup.com
	6.	RIMS OF FINISHED AREAS, I THAN 1 II	UTILITY GRADE ELEVATIONCH BET	STRUCT IN AREA ON DIFFE TWEEN RIM	URES SH. AS OF RI RENCE S MS AND A	ALL BE A E-GRADIN SHALL NO ADJACENT	ADJUSTED G. IN PA)T BE M SURFACE.	TO VED ORE		
	7.	WHERE CONTRAC FOLLOWIN THE FINIS a. WALKW SLOPE b. LANDIN ALL DII c. ADA P. A MA INCLUD d. TRANSI EXISTIN ABRUP	IMPROVE TOR'S G PARA HED C AYS SH OF 4.99 GS SHA RECTION ARKING XIMUM ING DIAG TIONS E IG COND T CHANG	EMENTS ATTENTIC METERS ONSTRUC 1ALL HAV % AND A ALL HAVE S, INCLUE STALLS A SLOPE GONAL. BETWEEN DITIONS SE GES.	INVOLVE DN IS THAT NE TION: VE A M MAXIMUM A MAXIM DING DIAG AND STRIF OF 2% PROPOSE HALL BE	ADA A DIRECTED ED TO E AXIMUM I CROSS S MUM SLOF ONAL. PED AISLE IN ALL D IMPROV SMOOTH A	ACCESSIBIL D TO BE MET V LONGITUDII SLOPE OF PE OF 27 SHALL H DIRECTIC /EMENTS / AND FREE	LITY, THE MITH NAL 2%. 3 IN AVE DNS, AND OF	ISSUED FOR ENTITLEMEN	BKF TS
	8.	SEE LAND	SCAPE	PLANS FO	OR TREE	SIZES ANI) SPECIES			
	9.	CONTRAC CONFORM	TOR SHA	ALL FIELD TO FORM	VERIFY E MING/AC	EXISTING (WORK.	GRADES A	T		
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www.bkf.com REV DATE 9/26/2022



GRADING PLAN

20220985 —

C3.1



<u>UTILITY NOTES</u>

- PROPOSED SITE PLAN HAS BEEN SCREENED FOR CLARITY.
- 2. RIM ELEVATIONS FOR EXISTING UTILITY STRUCTURES SHALL BE RAISED TO PROPOSED SURFACE ELEVATIONS. EXISTING STRUCTURES LOCATED WITHIN PROPOSED VEHICULAR ROADWAY, AN H-20 TRAFFIC-RATED TOP SHALL BE USED TO REPLACE THE EXISTING TOP OF THE ADJUSTED STRUCTURE. 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. THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS AND TEES ON WATER MAINS & FIRE SERVICE LINES. CONTRACTOR MAY USE RESTRAIN JOINTS INSTEAD OF THRUST BLOCKS AT ALL BENDS AND TEES. CONTRACTOR SHALL BE RESPONSIBLE TO CALCULATE THE RESTRAIN JOINT LENGTH.
- 6. EXISTING UNDERGROUND UTILITIES, INCLUDING THOSE MARKED UNKNOWN, ARE BASED ON SURVEY COMPLETED BY OTHERS AND PROVIDED TO BKF ENGINEERS FOR INCLUSION IN PLANS.
- 7. EXISTING PIPE LINES MAY HAVE CATHODIC PROTECTION. CONTRACTOR SHALL ENSURE THAT ALL CONNECTIONS TO EXISTING PIPE LINES ARE ELECTRICALLY COMMON WITH THE PIPE LINE.
- 8. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- 9. LENGTH OF PIPES ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED TO THE NEAREST FOOT AND ARE SHOWN FOR ENGINEERING CALCULATIONS ONLY. CONTRACTOR SHALL ESTIMATE THEIR OWN PIPE LENGTHS PRIOR TO BIDDING.
- 10. FIRE SERVICE SIZE IS SHOWN FOR REFERENCE ONLY. FIRE SERVICE SIZE SHALL BE CONFIRMED BY A LICENSED FIRE PROTECTION ENGINEER OR DESIGN-BUILD CONTRACTOR IN CONJUNCTION WITH THE FIRE SPRINKLER SYSTEM DESIGN AND CALCULATIONS. CONTRACTOR IS CAUTIONED NOT TO ORDER ANY MATERIALS RELATED TO THE FIRE SERVICE UNTIL SAID SIZING IS CONFIRMED. IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ), SHOP DRAWINGS OF THE FIRE SERVICE SHALL BE SUBMITTED TO THE AHJ BY THE INSTALLING CONTRACTOR. SHOP DRAWINGS OF THE FIRE SERVICE ARE NOT REQUIRED TO BE SUBMITTED TO THE CIVIL ENGINEER OF RECORD.

UTILITY LEGEND

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285 Palladio Pkwy, Folsom, CA 95630

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SEALS AND SIGNATURES



PRELIMINARY UTILITY PLAN

20220985 —

PROJECT NUMBER

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UTILITY NOTES

- PROPOSED SITE PLAN HAS BEEN SCREENED FOR CLARITY.
- 2. RIM ELEVATIONS FOR EXISTING UTILITY STRUCTURES SHALL BE RAISED TO PROPOSED SURFACE ELEVATIONS. EXISTING STRUCTURES LOCATED WITHIN PROPOSED VEHICULAR ROADWAY, AN H-20 TRAFFIC-RATED TOP SHALL BE USED TO REPLACE THE EXISTING TOP OF THE ADJUSTED STRUCTURE. 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. THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS AND TEES ON WATER MAINS & FIRE SERVICE LINES. CONTRACTOR MAY USE RESTRAIN JOINTS INSTEAD OF THRUST BLOCKS AT ALL BENDS AND TEES. CONTRACTOR SHALL BE RESPONSIBLE TO CALCULATE THE RESTRAIN JOINT LENGTH.
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<u>UTILITY LEGEND</u>





FOLSOM MOB

285 Palladio Pkwy, Folsom, CA 95630

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SHEET TITLE PRELIMINARY UTILITY PLAN

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SHEET TITLE PRELIMINARY STORMWATER MANAGEMENT PLAN

PROJECT NUMBER

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SHEET TITLE PRELIMINARY STORMWATER MANAGEMENT PLAN

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R=50' TRUCK TURNING	
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