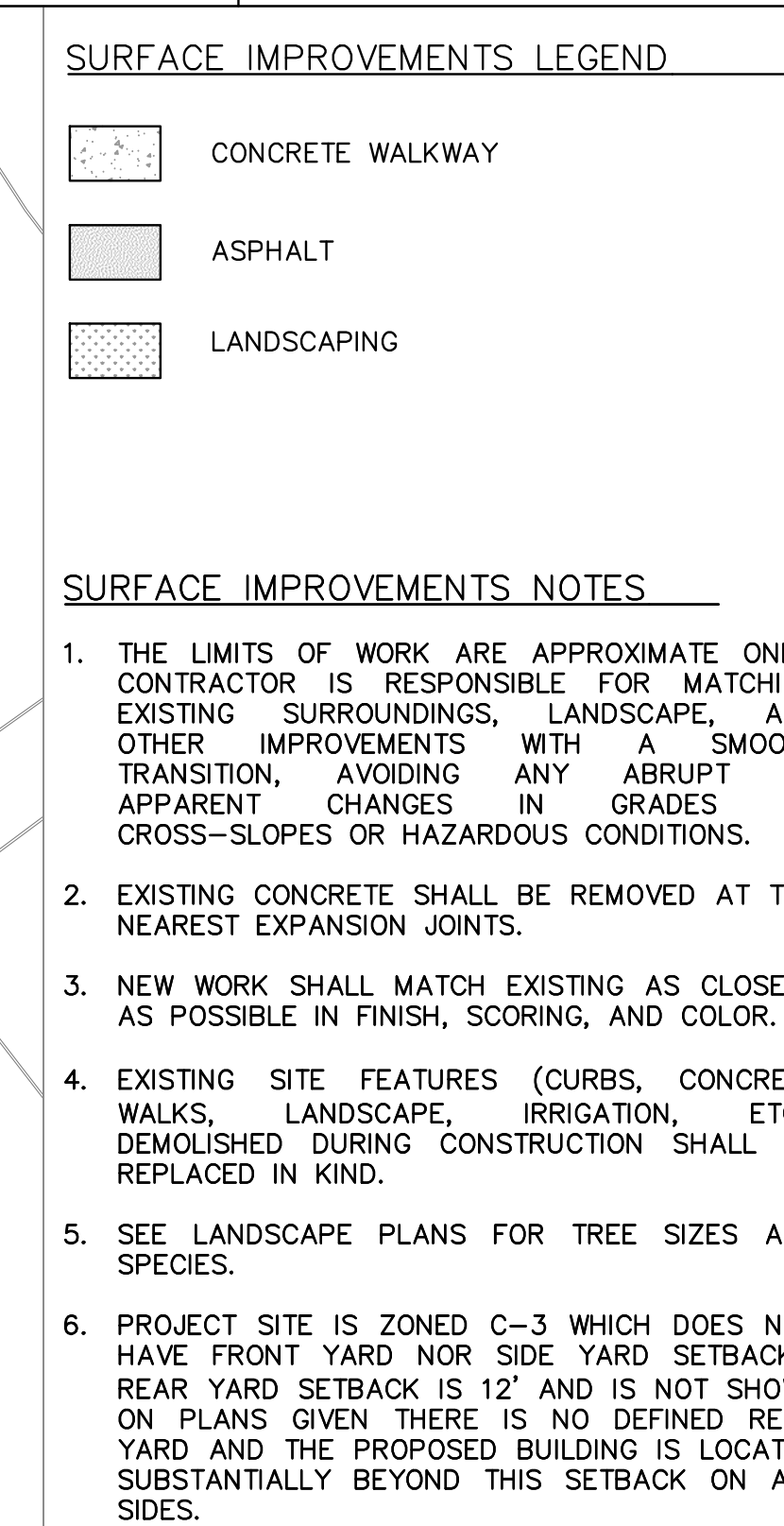
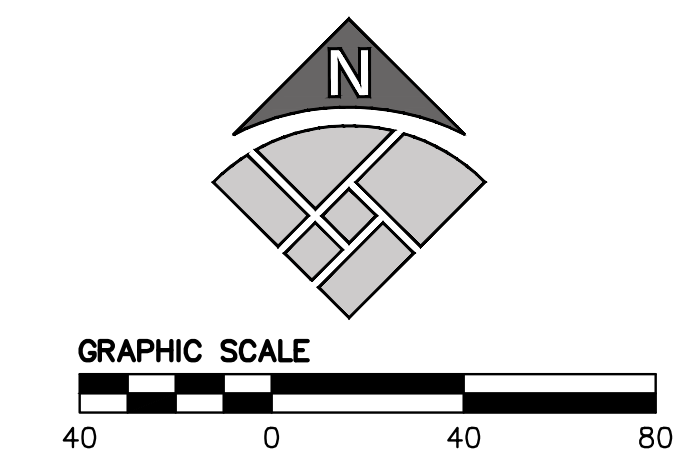




- CONCRETE WALKWAY
- ASPHALT
- LANDSCAPING

SURFACE IMPROVEMENTS NOTES

1. THE LIMITS OF WORK ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDINGS, LANDSCAPE, AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION, AVOIDING ANY ABRUPT 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 CLOSE 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 SETBACK. REAR YARD SETBACK IS 12' AND IS NOT SHOWN ON PLANS. THERE IS NO DEFINED REAR YARD AND THE PROPOSED BUILDING IS LOCATED SUBSTANTIALLY BEYOND THIS SETBACK ON ALL SIDES.



GRAPHIC SCALE

40 0 40 80

 PROJECT
BOUNDARY

WIDTH VARIES
RECIPROCAL EASEMENT AND
MAINTENANCE AGREEMENT
WITH COVENANTS
DOC. NO 200412211524



FOLSOM MOB

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SEALS AND SIGNATURES

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SHEET TITLE

PRELIMINARY CIVIL SITE PLAN

PROJECT NUMBER 20220985

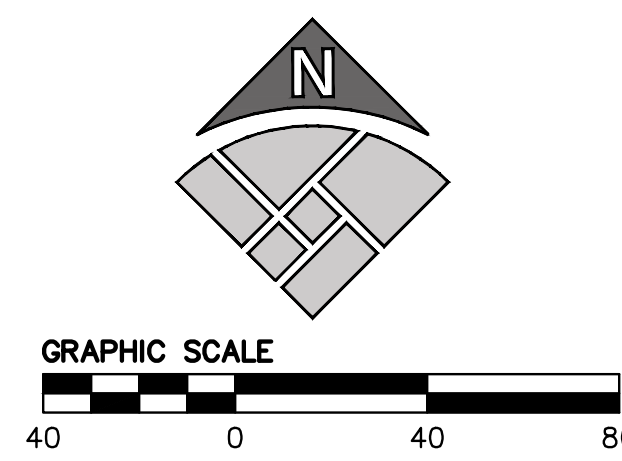
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SHEET NUMBER _____

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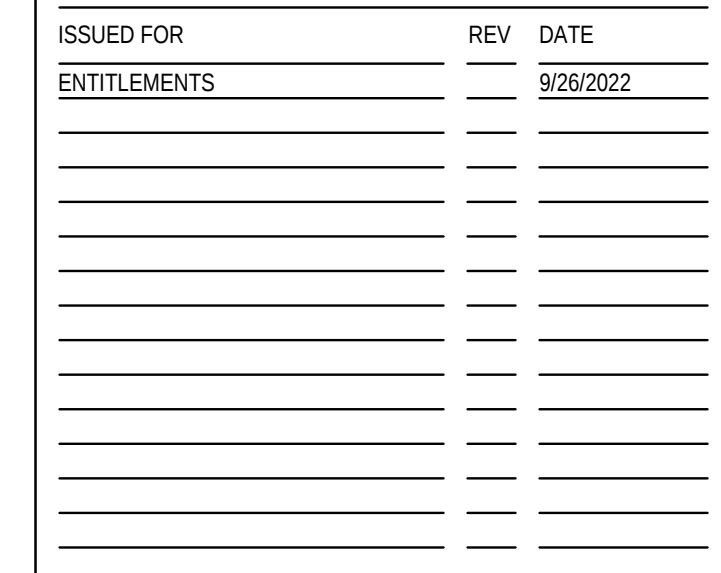
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START Sheet



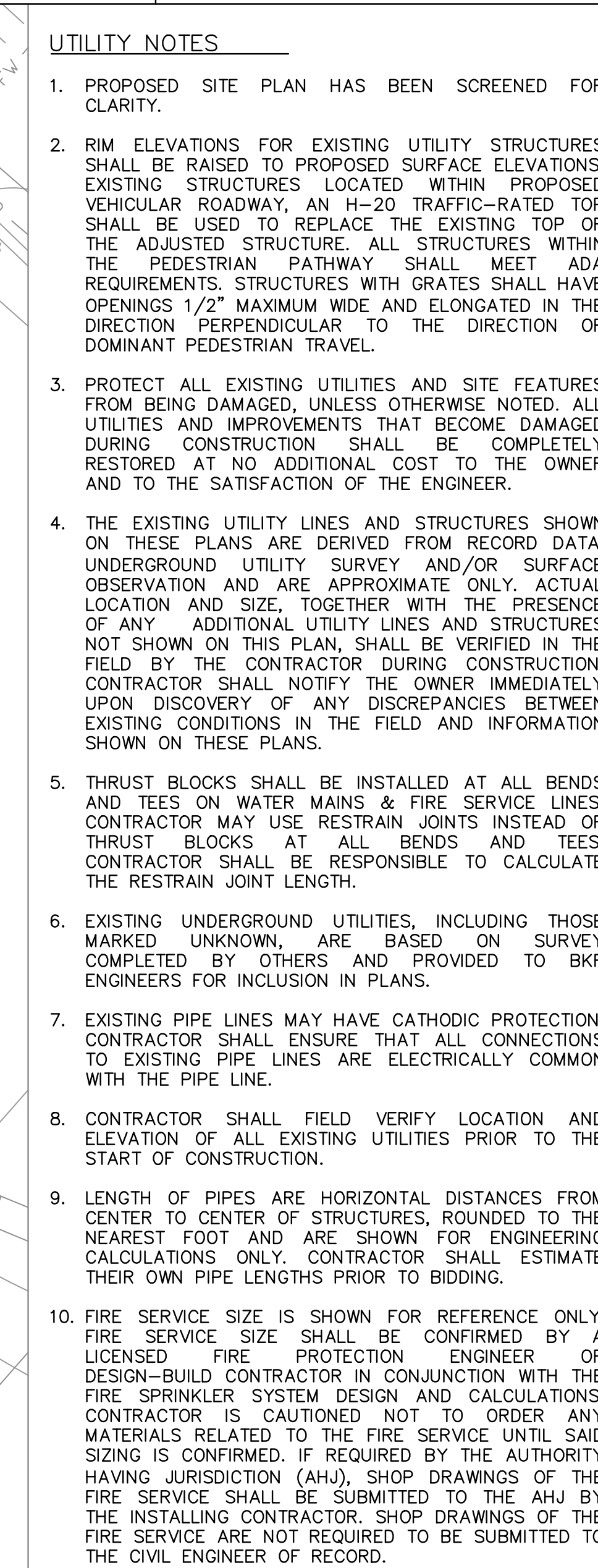
1. PROPOSED SITE PLAN HAS BEEN SCREENED FOR CLARITY.
2. RIM ELEVATIONS FOR EXISTING UTILITY STRUCTURES SHALL BE RAISED TO PROPOSED SURFACE ELEVATIONS. EXISTING STRUCTURES LOCATED WITHIN PROPOSED VEHICULAR ROADWAY, AN H-20 TRAFFIC-RATED TOP SHALL BE USED TO REPLACE THE EXISTING TOP OF THE ADJUSTED STRUCTURE. ALL STRUCTURES WITHIN THE PEDESTRIAN PATHWAY SHALL MEET ADEQUATE 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.

FW	FIRE WATER LINE
W	DOMESTIC WATER LINE
SD	STORM DRAIN LINE
SS	SEWER DRAIN LINE
	STORM DRAIN CATCH BASIN
	STORM DRAIN MANHOLE
•	STORM DRAIN AREA DRAIN
●	SEWER MANHOLE
•	CLEAN OUT
•	WATER VALVE
•	FIRE HYDRANT
	BACK FLOW PREVENTER (BFP)
•	FIRE DEPARTMENT CONNECTION (FDC)

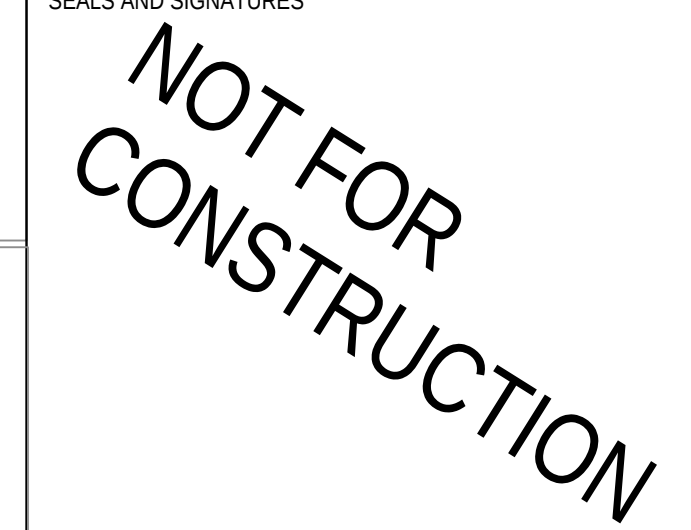


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CONSTRUCTION

SHEET NUMBER



FW	FIRE WATER LINE
W	DOMESTIC WATER LINE
SD	STORM DRAIN LINE
SS	SEWER DRAIN LINE
	STORM DRAIN CATCH BASIN
	STORM DRAIN MANHOLE
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•	WATER VALVE
••	FIRE HYDRANT
	BACK FLOW PREVENTER (BFP)
◄	FIRE DEPARTMENT CONNECTION (FDC)



C4.1

SHEET NUMBER



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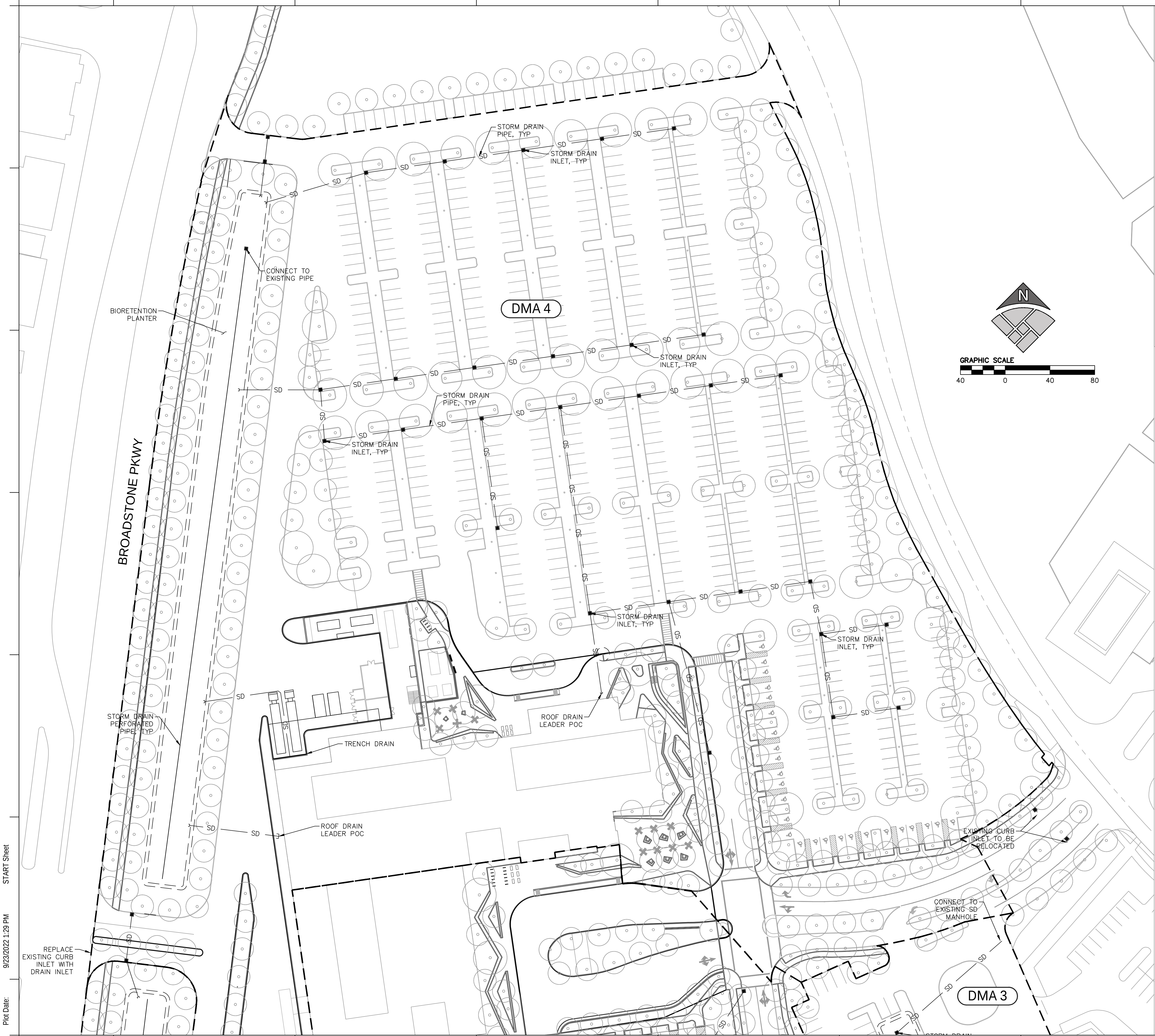
SEALS AND SIGNATURES

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CONSTRUCTION

PRELIMINARY STORMWATER MANAGEMENT PLAN

20220985

SHEET NUMBER





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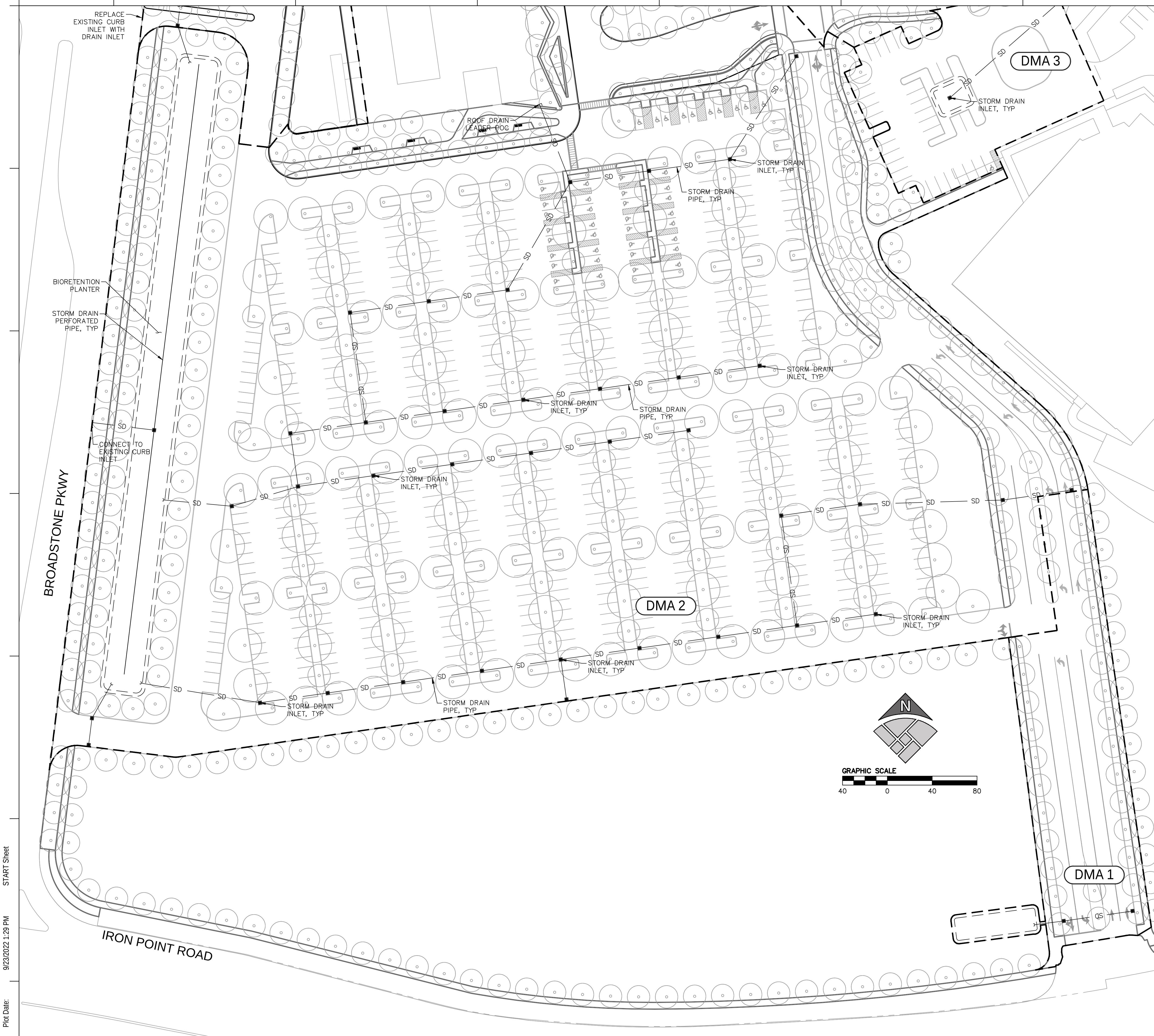
PRELIMINARY STORMWATER MANAGEMENT PLAN

PROJECT NUMBER 20220985

20220985 —

C5.1

SHEET NUMBER



START Sheet

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SEALS AND SIGNATURES

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SHEET TITLE

PRELIMINARY FIRE ACCESS PLAN

PROJECT NUMBER 20220985

20220985 —

C6.1

SHEET NUMBER

