

## STAFF REPORT TO THE ZONING ADMINISTRATOR FOR CONSIDERATION AT THE MEETING OF APRIL 24, 2025

Prepared by: Nathan Tinclair, Associate Planner

**Approved by:** Kevin Scudero, Principal Planner

**Date:** April 24, 2025

Subject: Roddy Ranch Golf Course (UP2024-0007)

#### RECOMMENDATION

It is recommended that the Zoning Administrator **APPROVE** a Use Permit for habitat restoration and access improvements to convert the former Roddy Ranch Golf Course into a park, subject to the conditions contained in the attached resolution.

#### **REQUEST**

The applicant, East Bay Regional Park District, requests a minor use permit for habitat restoration and access improvements to convert the former Roddy Ranch Golf Course into a regional park. The project site is within the 2018 Roddy Ranch Focus Area Final Development Plan, which requires a use permit for the establishment of a public park. The subject property is located on Tour Way, west of Deer Valley Road, at the southern border of Antioch (APN: 057-060-017).

#### BACKGROUND

The project site was previously part of Roddy Ranch, a 2,300-acre cattle ranch, before becoming a golf course, which opened in 2000 but ceased operations in 2016 due to rising costs. In 2018, the East Bay Regional Park District and East Contra Costa County Habitat Conservancy acquired the former golf course site as part of a new regional preserve.

The project site is located within the Roddy Ranch Master Plan (RRMP) district. In 2018 the City adopted a Final Development Plan (attachment D) for the Roddy Ranch focus area and designated the project site as within the plan's Open Space land use designation. The Final Development plan requires a use permit for the establishment of a public park within the Open Space land use area.

#### **ENVIRONMENTAL**

In November 2022, the East Bay Regional Park District as lead agency adopted an addendum to the East Contra Costa County Habitat Conservation Plan & Natural Community Conservation Plan EIR, which found that the project would have no additional impacts beyond those considered in the original environmental review.

#### **ANALYSIS**

This project will create a new regional park for the benefit of the natural environment and residents of Antioch and the greater region. It will convert an unused golf course into a property that supports the native habitat, preserves aesthetics and allows people opportunities to hike, and access nature. The project furthers goals of the Antioch General Plan and is a key part of East Bay Regional Parks' plans for future additional park space in Antioch and East Contra Costa County.

The project will create approximately 4 miles of trails, a staging area, picnic site, interpretive pavilion and restrooms, as well as restore grasslands, wetlands and former golf course drainages. The project will restore ecological habitats and support low-intensity recreational opportunities such as hiking, bicycle riding, wildlife observation and photography.

The East Bay Regional Park District will be overseeing all work involved with the project. Because the project is within Antioch city limits, it falls within Antioch's jurisdiction for stormwater compliance under the Municipal Regional Stormwater Permit. Therefore, the project is being conditioned to provide the City with documentation evidencing C.3 compliance prior to the start of construction.

In order to mitigate a potential transportation impact of inadequate road visibility the EIR requires the future installation of a left turn lane onto Tour Way, from Deer Valley Road heading north. The applicant will need to obtain an encroachment permit from the City of Antioch for all improvements within the public right-of-way.

#### **ATTACHMENTS**

- **A.** Resolution
  - a. Exhibit A: Conditions of Approval
- **B.** Project Description
- C. Project Plans
- D. City Council Resolution No. 2018/143

#### ATTACHMENT "A"

## CITY OF ANTIOCH ZONING ADMINISTRATOR RESOLUTION NO. 2025-XX

# RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR APPROVING A USE PERMIT (UP2024-0007) FOR HABITAT RESTORATION AND ACCESS IMPROVEMENTS TO CONVERT THE FORMER RODDY RANCH GOLF COURSE TO A REGIONAL PARK

**WHEREAS,** the East Bay Regional Park District requests approval of a use permit for public access and habitat restoration improvements to convert the former Roddy Ranch Golf Course located at 1 Tour Way (APN 057-060-017) into a regional park ("the project");

**WHEREAS,** the project site is within the 2018 Roddy Ranch Focus Area Final Development Plan, which requires a use permit for the establishment of a public park;

WHEREAS, on November 1, 2022, the East Bay Regional Park District, as Lead Agency, adopted by resolution number 2022-11-266, an Addendum to the East Contra Costa County Habitat Conservation Plan & Natural Community Conservation Plan Environmental Impact Report (HCP/NCCP EIR) to analyze environmental impacts from the project;

**WHEREAS,** the Zoning Administrator duly gave notice of a public hearing as required by law;

**WHEREAS,** on April 24, 2025, the Zoning Administrator duly held a public hearing and received and considered evidence, both oral and documentary;

**NOW, THEREFORE, BE IT RESOLVED** that the Zoning Administrator hereby makes the following findings for approval of a Use Permit pursuant to Section 9-5.2703 "Required Findings" of the Antioch Municipal Code:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The proposed development of a new regional park and restoration of natural habitat offers recreation opportunities for residents and supports conservation of the natural environment. The project is beneficial to the public health and welfare.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

The site is located within the Roddy Ranch Master Plan (RRMP) area. The 2018 Final Development Plan placed the former golf course site within the

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Open Space (OS) land use designation. Habitat restoration is permitted in the OS designation, and public parks are permitted with a use permit.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The 230-acre former golf course site was purchased by the East Bay Regional Park District in 2018 and incorporated into the East Contra Costa County Habitat Conservancy preserve system with the intent of forming a new regional preserve. The project contains parking, trails, restrooms, and all other features required.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project EIR concluded that the project's impact on traffic would be less than significant. In order to address potentially inadequate stopping site distance, the applicant will install a northbound left turn lane on Deer Valley Road at Tour Way.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The site is located within the General Plan Roddy Ranch Focus Area, which identified preserving natural open space and providing recreational opportunities as policies for the study area. The project is also consistent with the HCP/NCCP regional open space plan.

**NOW THEREFORE BE IT RESOLVED**, the Zoning Administrator of the City of Antioch does hereby **APPROVE** UP2024-0007, to convert the former Roddy Ranch Golf Course into a regional park, located at 1 Tour Way (APN 057-060-017), subject to the attached conditions of approval (Exhibit A).

\* \* \* \* \* \* \* \* \*

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch at a regular meeting thereof held on the 24th day of April 2025.

ZOE MERIDETH
ACTING ZONING ADMINISTRATOR

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## EXHIBIT A CONDITIONS OF APPROVAL (SEPARATE PAGE)

## EXHIBIT A: CONDITIONS OF APPROVAL RODDY RANCH GOLF COURSE | UP2024-0007

- 1. Project Approval. This use permit approval is for the Roddy Ranch Golf Course Habitat Restoration and Access Improvements Project ("the project") located at 1 Tour Way (APN: 057-060-017), as substantially shown and described on the project plans dated April 19, 2024, as presented to the Zoning Administrator on April 24, 2025 ("Approval Date"), except as required to be modified by conditions herein. For any condition herein that requires preparation of a final plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City of Antioch ("City").
- 2. C.3 Compliance. Per State Regulations, all onsite and offsite impervious surfaces, including off-site roadways to be designed and constructed as part of the project, are subject to State C.3 requirements.
- 3. NPDES. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (Antioch Municipal Code §6-9). (Note: Per State Regulations, NPDES Requirements are those in effect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."
  - **a. Requirements.** Provision C.3 requires that the project include storm water treatment and source control measures, as well as run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.
  - **b. Storm Water Control Plan.** C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates plan compliance. The SWCP shall be submitted to the City Engineering Department prior to the start of construction.
  - c. Operation and Maintenance Plan. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved by the City Engineer prior to construction completion.
  - d. Covenants, Conditions and Restrictions (CC&Rs). Both the approved SWCP and O&M plans shall be included in the project CC&Rs, if applicable. Prior to construction completion, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification Best Management Practices (BMP's).
- 4. NPDES Plan Submittal Requirements. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
  - **a. Application.** Prior to the start of construction, the applicant shall submit a final C.3 Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious areas, pervious pavements, self-retaining areas,

- treatment BMP's, permanent source control BMP's, and other features that control storm water flow and potential storm water pollutants.
- b. Certified Professional. The Storm Water Control Plan shall be stamped and signed by a registered civil engineer, or by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California on design of treatment measures for water quality, not more than three years prior to the signature date, by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
- c. Final Operation & Maintenance Plan. Prior to construction completion, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance (O&M) Plan in accordance with City of Antioch guidelines. This O&M Plan shall incorporate City comments on the draft O&M Plan and any revisions resulting from changes made during construction. If the project has CC&Rs, the O&M Plan shall be incorporated into them.
- d. Long Term Management. Prior to construction completion, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of all storm water treatment and underground detention facilities to the satisfaction of the City Engineer.
  - The project shall prevent site drainage from draining across public sidewalks and driveways in a concentrated manner by installing drainpipes within or under the sidewalks, per City details.
  - ii. Install "No Dumping, Drains to River" decal buttons in all new site catch basins, curb inlets and drainage inlets.
- e. C.3 Storm Water Calculations. Prior to construction, the applicant shall prepare a C.3 Storm Water Control Plan report with calculations of anticipated conveyance all C.3 storm water entering and originating from the site to an adequate downstream drainage facility without diversion of the watershed. The applicant shall submit C.3 hydrologic and hydraulic calculations with the improvement plans to the City of Antioch Engineering Department for review and approval, as well as to the Contra Costa County Flood Control District.
- **f.** Regional Water Quality Control. Prior to commencement of grading activities, the applicant shall submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.

- g. SWPPP. The applicant shall submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to commencement of grading and construction activities. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP's may result in the issuance of correction notices, citations, or a project stop work order.
  - i. **BMP.** The applicant shall install appropriate clean water devices at all storm drain locations immediately prior to entering the public storm drain system, and shall implement Best Management Practices (BMP's) at all times on the project before, during and after construction.
  - ii. **Erosion Control.** Applicant shall include erosion control/storm water quality measures in the grading plan in order to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences, or other measures subject to review and approval by the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of, and implement such erosion control measures.
  - iii. **Sweeping.** The applicant or their assignee shall sweep and/or vacuum the paved parking lot(s) a minimum of once a month and prevent the accumulation of silt, litter, and debris on the site. Corners and hard-to-reach areas shall be swept manually.
  - iv. **Pressure Washing.** If any sidewalks are to be pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drains. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the Sanitary Sewer District.
  - v. Construction Debris. The applicant shall ensure that the area surrounding the project, such as the adjacent streets, stays free and clear of construction debris such as silt, dirt, dust, and tracked mud. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All loads in dump trucks shall be covered per City requirements.
  - vi. **Storm Drain Cleaning.** The applicant shall clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January.

EXHIBIT A: CONDITIONS OF APPROVAL UP2024-0007 RODDY RANCH GOLF COURSE 4 | P a g e

Additional cleaning may be required if found necessary by City Inspectors and/or the City Engineer.

#### **ATTACHMENT "B"**

Project Title and Project Description for City of Antioch Use Permit application

Project Title:

Develop Public Access and Restoration at Former Roddy Ranch Golf Course (EBRPD & ECCCHC)

**Project Description:** 

#### Overview:

The East Bay Regional Park District (EBRPD) and the East Contra Costa County Habitat Conservancy (ECCCCHC) propose developing public access and restoring natural habitat at the former Roddy Ranch Golf Course in Antioch to include: converting a former 230-acre golf course into a new Regional Park with approximately 4 miles of trails, a staging area, picnic site, interpretive pavilion, and restrooms as well as the restoration of grasslands, wetlands, and former golf course drainages. Project conforms to the East Contra Costa Habitat Conservation Plan / Natural Communities Conservation Plan (HCP/NCCP). The project will generally occur within three phases – demolition, construction, and restoration.

#### 1. Demolition:

The first phase of converting the site from a former golf course to a regional park involves demolition and removal of existing infrastructure and land features. The approximately six miles of concrete golf cart paths will be demolished and regraded to a natural topography. The demolished and regraded trails will be seeded with a native or sterile seed mix. Over 100 remnant sand traps throughout the site will also be regraded to a natural topography with the sand folded into native soils available on site. Small rock walls will be demolished, the area around them will be regraded to a natural topography, and the rock will be reused on site.

Existing irrigation infrastructure will remain abandoned in place except for where it conflicts with planned grading. The storm drain network (e.g., subterranean pipes) will be dismantled with some remaining where it does not conflict with grading.

Three existing vault toilets will be removed from the site. Existing lights near the parking lot will be removed. Approximately 25,000 square feet of asphalt surfacing in the parking area will be removed and the surface will be regraded and seeded with native or sterile seed mix. As budget allows, infrastructure related to the remnant irrigation ponds (e.g., pumps, pump house, and underground pipes) may be removed.

#### 2. Construction:

Primary construction access will occur via Tour Way off Deer Valley Road and through the existing Emergency and Maintenance Vehicle Access points along Empire Mine Road. Staging will occur onsite within the limits of disturbance.

a. Entry and Parking Lot: At the entrance to the site at Deer Valley Road and Tour Way, EBRPD will install a new entry sign and remodel the existing access control gate. Road improvements will be made to the intersection of Deer Valley Rd and Tour Way to improve accessibility to the site and ensure that the intersection is compliant with current City, County, and Caltrans specifications, policies, and regulations.

- b. Parking lot: approximately 25,000 square feet of asphalt parking lot will be removed, regraded, and planted with seed mix. Approximately 30,500 square feet of asphalt surface will be removed and replaced with gravel for equestrian trailer parking. The remaining approximately 53,000 square feet of asphalt parking lot will be resurfaced. 10 to 25 trees will be planted in and near the parking area. These trees will be watered from the existing on-site well until they are established. Following the modifications, the existing 142-stall parking lot will provide approximately 100 parking spaces, including a minimum of 5 accessible spaces to comply with the City of Antioch Municipal Code. EBRPD will install no more than eight picnic tables, trash receptacles, and drinking fountains (serviced by an existing on-site well). EBRPD will construct a new shade structure/interpretive pavilion in the picnic area northwest of the parking lot that will not exceed 2,000 square feet. The parking and picnic areas will be serviced by a new 4-to 6-stall plumbed toilet using the existing on-site septic system.
- c. Trails: The existing cart-path network was designed for golf carts and is mostly not suitable for multi-use trails as imagined by EBRPD. As mentioned in the Demolition section, approximately six miles of concrete golf cart paths will be demolished and regraded to a natural topography. The demolished and regraded trails will be seeded with a native or sterile seed mix. EBRPD will construct a new trail network shown in Figure 2, Habitat Restoration and Public Access Plan. Trails are, for the most part, aligned to avoid a 300-foot buffer around the planned pond and wetland restoration to remain consistent with the HCP/NCCP. Salvaged boulders from on site will be placed along the trails to provide low retaining walls and informal barriers to encourage users to keep to established trails. Similarly, boulders may be placed at overlooks and viewpoints to help define and delineate the space. The EBRPD will not install any benches along the trails but relocated existing boulders may provide natural, informal seating.

#### 3. Restoration

Habitat restoration will occur across approximately 170 acres of the 230-acre former golf course site, with the goal of turning the site into a naturally functioning and sustainable grassland and wetland ecosystem.

a. **Drainage Restoration**: The former Roddy Ranch Golf Course consists of seven parallel drainages numbered D1-D7 (east to west). These areas were heavily graded and filled to create the golf course fairways, greens, and other landscape features. An extensive underground storm drain system remains below the surface of the site. As mentioned in the Demolition section, EBRPD will remove much of the storm drain network with some remaining where it does not conflict with restoration grading. The removal of the storm drain network will allow for the restoration of surface flow and infiltration. The restoration of the drainages will involve earthwork to restore stability to the drainages. Fill placed in channels to create the golf course will be removed and placed in adjacent uplands. New earthen and vegetated channels will be formed at the bottom of each drainage to direct surface flow into pond/wetland features. The cut and fill involved in this grading will be balanced on site and not require any off haul of soil suitable for

- reuse on-site. There is no known dumping on-site that would require off-haul of unsuitable soil material, but if it is discovered during the grading work, this soil would be disposed of legally off-site. Shallow depressions will be graded to allow for increased infiltration. As mentioned in the Demolition section, over 100 remnant sand traps throughout the site will also be regraded to a natural topography with the sand folded into native soils available on site. Approximately 170 acres of the site will be disturbed during construction, with a total of 75,000 to 150,000 cu (cubic) yards of material moved locally on-site. All grading will follow BMPs for erosion control in compliance with the City of Antioch Municipal Code and Contra Costa County codes.
- b. Wetland Restoration: The former Roddy Ranch golf course includes four constructed ponds (P30-P33) and five constructed basins (B2-B5 and B7). Of these, Basins 2 and 3 and Pond 33 are seasonal wetlands. Basins 5 and 7 are permanent wetlands. Basin 4 and Ponds 30, 31, and 32 do not qualify as wetlands. In general, the ponds will be adapted to support aquatic habitat, and the basins will be naturalized to a more gradual side slope. The inlet/outlet infrastructure will be rehabilitated for ponds and basins by reconfiguring the outlet through grading and stabilizing with rock armoring. The Revised Project will increase the size and habitat function of the wetlands.
- c. Revegetation: Freshly graded areas with bare soils will be replanted with a sterile seed mix or a native seed mix potentially including seed collected on-site such as *Grindelia spp*. As described in the Drainage Restoration section, select areas along channels will be replanted with willow poles or other woody species to provide habitat and channel stability. 10 to 25 trees will be planted in the parking area for shade. EBRPD and ECCCHC have been managing the grasslands on site for the past several years and those activities will continue separate from this project. All of the revegetation actions of this project will be designed to not interfere with on-going grassland management.
- d. Vegetation Management: Livestock grazing is a common land use practice in the Bay Area. EBRPD uses grazing as a conservation management tool to minimize wildfire potential, maintain and enhance native grassland communities, and to enhance wildlife habitat and wetland habitat values. The future Deer Valley Regional Preserve has a seasonal grazing system, meaning livestock are present sometime between November to June. Typical cattle grazing operations found on the Preserve include either a cow/calf or yearling operation.

# FORMER RODDY RANCH GOLF COURSE

# HABITAT RESTORATION AND PUBLIC ACCESS PLAN 65% PLANS

APRIL 19, 2024

## **CLIENT CONTACT**

(510) 544-2306

## EAST BAY REGIONAL PARK DISTRICT: EVA ROSE LEAVITT, LANDSCAPE ARCHITECT 2950 PERALTA OAKS COURT OAKLAND, CA 94605

# 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 800 HEARST STREET BERKELEY, CA 94710 (510) 644-2798

#### **BIOLOGICAL RESOURCES:**

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#### **SOILS SCIENCE:**

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## **CULTURAL RESOURCES:**

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## **CIVIL ENGINEERS (UTILITIES, ROADWAY):**

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WALNUT CREEK, CA 94596
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#### **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

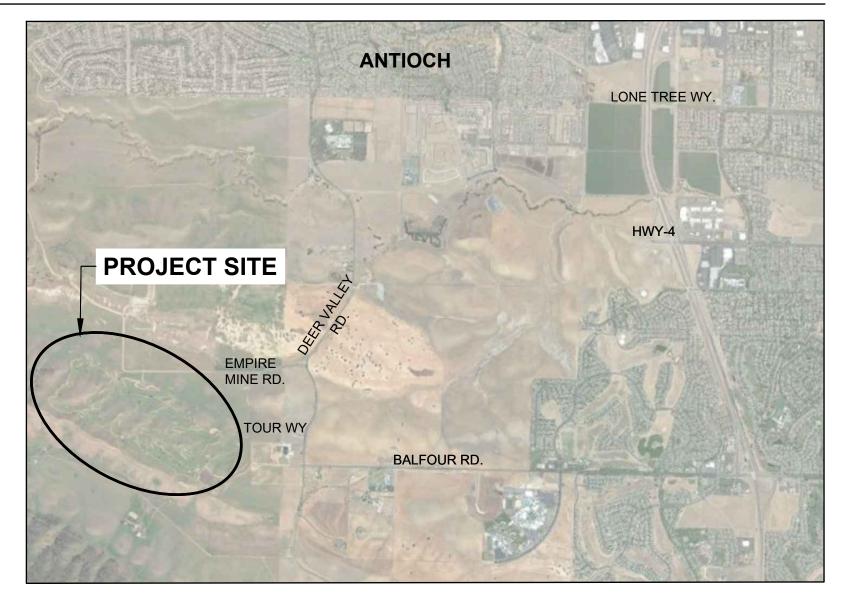
#### **GEOTECHNICAL CONSULTANTS:**

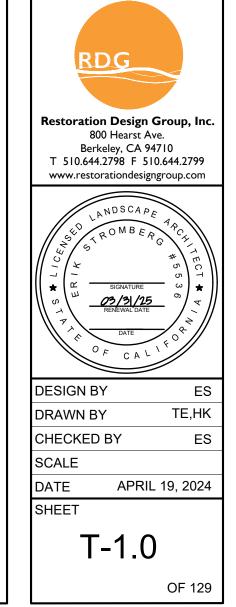
ENGEO JONATHAN D. BUCK, PROJECT MANAGER 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925) 866-9000



### PROJECT LOCATION:







RODDY RANCH GOLF COURSE ESTORATION AND PUBLIC ACCESS PLAN

REVIEW SUBMITTAL FOR CONSTRUCTION)

9 Z

SHEET NUMBER		L-4.20 L-4.21
T-1.0	COVER	L-4.22
T-2.0	GENERAL NOTES	L-4.23
T-3.0 T-4.0	OVERVIEW EARTHWORK	L-4.24
V-1.0	SURVEY	L-4.25
L-1.0	DEMOLITION OVERVIEW	L-4.26
L-1.0	DEMOLITION	L-4.27
L-1.2	DEMOLTION	L-4.28
L-1.3	DEMOLITION	L-4.29
L-1.4	DEMOLITION	L-4.30
L-1.5	DEMOLITION	L-4.31
L-1.6	DEMOLITION	L-4.32
L-1.7	DEMOLITION	L-4.33
L-1.8	DEMOLITION	L-4.34
L-1.9	DEMOLITION	L-4.35
L-1.10	DEMOLITION	L-4.36
L-1.11	DEMOLITION	L-4.37
L-1.12	DEMOLITION	L-4.38
L-1.13	DEMOLITION	L-4.39 L-4.40
L-1.14	DEMOLITION	L-4.40
L-2.0	LEGEND AND NOTES	L-4.42
L-2.1	PARK ENTRY MATERIALS + LAYOUT	L-4.43
L-2.2	PARK ENTRY GRADING	L-4.44
L-2.3	PARK ENTRY REVEGETATION	L-4.45
L-2.4	PARKING LOT MATERIALS + LAYOUT	L-4.46
L-2.5	BIORETENTION FACILITY	L-4.47
L-3.0	POND-BASIN AND TRAIL OVERVIEW	L-4.48
L-3.1 L-3.2	POND-BASIN 1-4 POND-BASIN 5-12	L-4.49
L-3.3	POND-BASIN 3-12 POND-BASIN 13-21	L-4.50
L-3.4	POND-BASIN 22-24	L-4.51
L-3.5	POND-BASIN 25-34	L-4.52
L-3.6	POND-BASIN 35-44	L-4.53
L-3.7	POND-BASIN 45-52	L-4.54
L-3.8	POND-BASIN 53-56	L-5.0
L-3.9	POND-BASIN 57-64	L-5.1
L-3.10	POND-BASIN 65-69	L-5.2
L-3.11	POND-BASIN	L-5.3
L-3.12	POND-BASIN P33	L-5.4
L-3.13	POND-BASIN P32 B2	L-5.5
L-3.14	POND-BASIN 70-72	L-5.6
L-3.15	POND-BASIN 73-74	U1.0
L-3.16	POND-BASIN 75-78	U2.0
L-3.17	POND-BASIN 79-84	U3.0 U3.1
L-3.18	POND-BASIN 85-88	U4.0
L-3.19	POND-BASIN 89-95	A-01
L-3.20	POND-BASIN 96-103	A-02a
L-4.0	ECT - PLAN & PROFILE (0+00 TO 4+00)	A-02b
L-4.1	ECT - PLAN & PROFILE (4+00 TO 8+00)	A-03
L-4.2	ECT - PLAN & PROFILE (8+00 TO 11+50) ECT - PLAN & PROFILE (11+50 TO 15+00)	A-04
L-4.3 L-4.4	ECT - PLAN & PROFILE (11+30 TO 15+00)  ECT - PLAN & PROFILE (15+00 TO END)	A-05
L-4.5	EOS - PLAN & PROFILE (0+00 TO END)	C1.0
L-4.6	AILT - PLAN & PROFILE (0+00 TO 4+00)	C2.0
L-4.7	AILT - PLAN & PROFILE (4+00 TO 7+00)	C3.0
L-4.8	AILT - PLAN & PROFILE (7+00 TO 11+50)	C3.1
L-4.9	AILT - PLAN & PROFILE (11+50 TO 15+50)	C4.0
L-4.10	AILT - PLAN & PROFILE (15+50 TO 19+50)	C4.0
L-4.11	AILT - PLAN & PROFILE (19+50 TO 22+50)	C5.0
L-4.12	AILT - PLAN & PROFILE (22+50 TO 25+50)	C5.1
L-4.13	AILT - PLAN & PROFILE (25+50 TO 28+00)	C6.0
L-4.14	AILT - PLAN & PROFILE (25+50 TO END)	C6.1
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)	
1 4 40	AMIT DIAN & DDOEILE (4±00 TO 9±00)	

AMLT - PLAN & PROFILE (4+00 TO 8+00)

AMLT - PLAN & PROFILE (8+00 TO 12+00) AMLT - PLAN & PROFILE (12+00 TO 15+50) AMLT - PLAN & PROFILE (15+50 TO 19+00) AMLT - PLAN & PROFILE (19+00 TO 23+00) AMLT - PLAN & PROFILE (23+00 TO 25+50) AMLT - PLAN & PROFILE (25+50 TO 30+00) AMLT - PLAN & PROFILE (30+00 TO 34+00) AMLT - PLAN & PROFILE (34+00 TO 37+50) AMLT - PLAN & PROFILE (37+50 TO END) OLT - PLAN & PROFILE (0+00 TO 4+00) OLT - PLAN & PROFILE (4+00 TO 8+00) OLT - PLAN & PROFILE (8+00 TO 12+00) OLT - PLAN & PROFILE (12+00 TO 16+50) OLT - PLAN & PROFILE (16+50 TO 20+00) OLT - PLAN & PROFILE (20+00 TO 24+00) OLT - PLAN & PROFILE (24+00 TO 28+00) OLT - PLAN & PROFILE (28+00 TO 32+00) OLT - PLAN & PROFILE (32+00 TO 36+00) OLT - PLAN & PROFILE (36+00 TO 40+00) OLT - PLAN & PROFILE (40+00 TO 44+00) OLT - PLAN & PROFILE (44+00 TO 48+00) OLT - PLAN & PROFILE (48+00 TO 52+00) OLT - PLAN & PROFILE (52+00 TO 56+0) OLT - PLAN & PROFILE (56+00 TO 60+00) OLT - PLAN & PROFILE (60+00 TO 64+00) OLT - PLAN & PROFILE (64+00 TO 68+00) OLT - PLAN & PROFILE (68+00 TO 72+00) OLT - PLAN & PROFILE (72+00 TO 76+00) OLT - PLAN & PROFILE (76+00 TO 80+00) OLT - PLAN & PROFILE (80+00 TO 84+00) OLT - PLAN & PROFILE (84+00 TO 88+00) OLT - PLAN & PROFILE (88+00 TO 92+00) OLT - PLAN & PROFILE (92+00 TO 96+00) OLT - PLAN & PROFILE (96+00 TO 99+00) OLT - PLAN & PROFILE (99+00 TO END) GRADING DETAILS TRAIL DETAILS STAIR DETAILS STAIR DETAILS SITE FURNISHINGS PAVILION DETAILS

REVEGETATION DETAILS **GENERAL NOTES** EXISTING CONDITIONS & DEMOLITION PLAN

UTILITY PLAN UTILITY PROFILE CONSTRUCTION DETAILS PAVILION FLOOR PLAN

PAVILION ELEVATION VIEW PAVILION ELEVATION VIEW

RESTROOM FLOOR PLAN

RESTROOM ELEVATION VIEW RESTROOM ELEVATION VIEW

TITLE SHEET TYPICAL SECTIONS DEMOLITION PLAN DEMOLITION PLAN LAYOUT PLAN LAYOUT PLAN **GRADING PLAN GRADING PLAN** UTILITY PLAN UTILITY PLAN

#### **GENERAL NOTES**

- 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

#### **ABBREVIATIONS**

Α	C	ASPHALI CONCRETE PAVEMENT
Α	.B	AGGREGATE BASE
В	С	BOTTOM OF CURB
В	S	BOTTOM OF STAIR
φ	LR	CLEAR
Ċ	IP	CAST-IN-PLACE
С		CENTERLINE
(E	Ξ)	EXISTING
Е	BRPD	EAST BAY REGIONAL PARK DISTRICT
F	G	FINISH GRADE
F	S	FINISH SURFACE
G	iΒ	GRADE BREAK
Н	Р	HIGH POINT
LI	P	LOW POINT
LI	F	LINEAR FEET
L.	.O.G.	LIMIT OF GRADING
L.	.O.W.	LIMIT OF WORK
M	IM	MEET AND MATCH
N	IC	NOT IN CONTRACT
0	C	ON CENTER
0	НМ	ORDINARY HIGH WATER
0	).R.	OWNER'S REPRESENTATIVE
	Р	PRESERVE AND PROTECT
	.O.W	RIGHT-OF-WAY
	TA	STATION
	BD	TO BE DETERMINED
	С	TOP OF CURB
	S	TOP OF STAIR
Т	YP.	TYPICAL

UNLESS OTHERWISE NOTED

ASPHALT CONCRETE PAVEMENT



DESIGN BY

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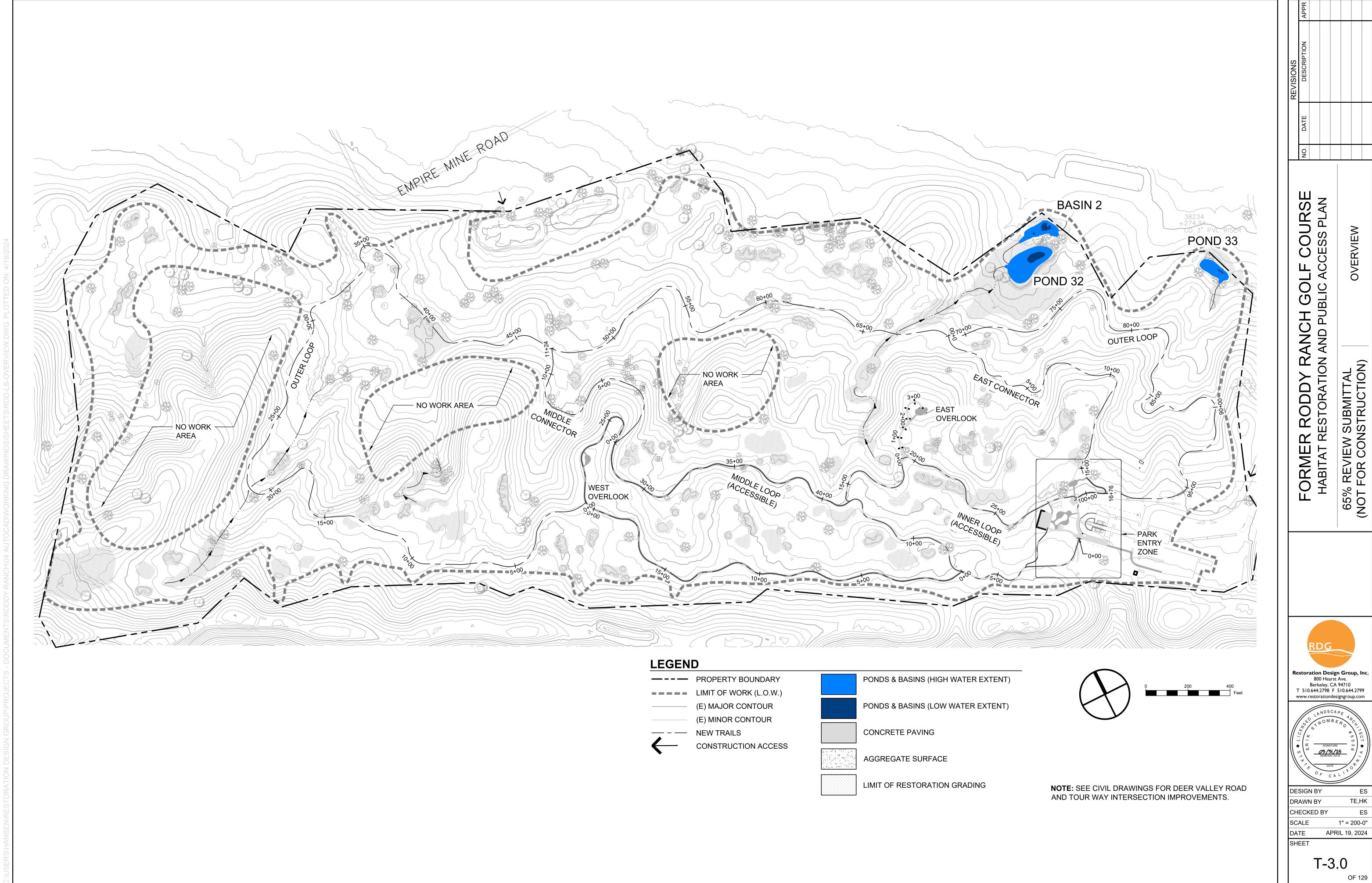
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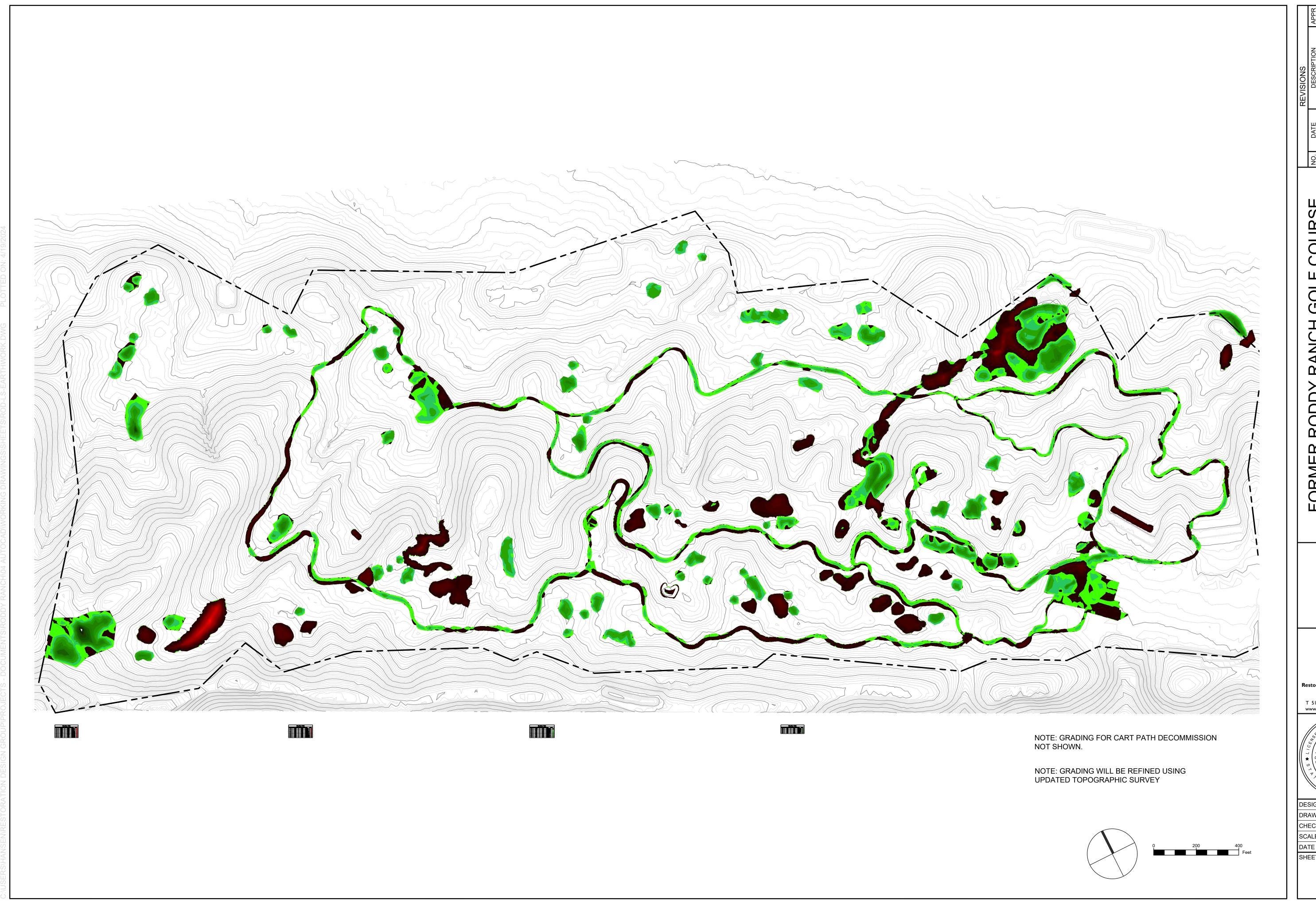
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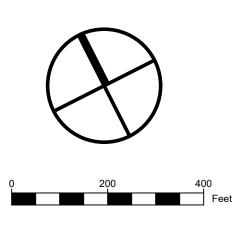


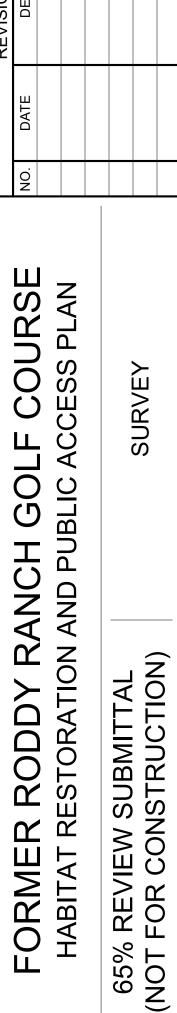
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## **SURVEY NOTES**

- 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.\*\*





Restoration Design Group, Inc. 800 Hearst Ave. Berkeley, CA 94710 T 510.644.2798 F 510.644.2799 www.restorationdesigngroup.com DESIGN BY DRAWN BY CHECKED BY

V-1.0

1" = 200'-0" APRIL 19, 2024

SCALE

SHEET

#### **DEMOLITION NOTES**

- 1. CONSTRUCTION ACCESS SHALL BE OFF OF EMPIRE MINE ROAD AND TOUR WAY, AS NOTED ON PLANS.
- 2. PROTECT ALL IMPROVEMENTS NOT NOTED FOR DEMOLITION.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. AGGREGATE BASE AND CONCRETE MAY BE SALVAGED FOR REUSE AS BASE COURSE IF MATERIAL MEETS CALTRANS SPECIFICATIONS FOR CLASS II AGGREGATE BASE.
- 7. 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.
- 8. COMPLY WITH SECTION 15 EXISTING FACILITIES AND SECTION 71-6 ABANDON DRAINAGE STRUCTURES OF THE 2018 CALTRANS STANDARD SPECIFICATIONS.
- 9. PP ALL UTILITIES UNLESS OTHERWISE NOTED.
- 10. 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.
- 11. 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.
- 12. 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**

- 1. CONTRACTOR TO PREPARE STORM WATER PROTECTION PLAN (SWPPP) IN ACCORDANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) REQUIREMENTS PRIOR TO CONSTRUCTION ACTIVITIES.
- 2. 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.
- 3. 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**

\_\_\_\_\_

(E) MAJOR CONTOUR
(E) MINOR CONTOUR

LIMIT OF WORK (L.O.W.)

PROPERTY BOUNDARY

FENCING, GATES AND WALLS TO BE REMOVED

AREA TO BE CLEARED AND GRUBBED. SEE DEMOLITION NOTES.

PAVING TO BE DEMOLISHED, ASPHALT, RIPRAP AND CONCRETE TO BE REMOVED. SEE DEMOLITION NOTES AND NOTES ON PLAN.

STRUCTURES TO BE REMOVED

ROCKS TO BE REMOVED AND SALVAGED

CONSTRUCTION ACCESS

STAGING AREA

STORM DRAIN NETWORK TO BE REMOVED/
ABANDONED (SHOWN SCHEMATICALLY)

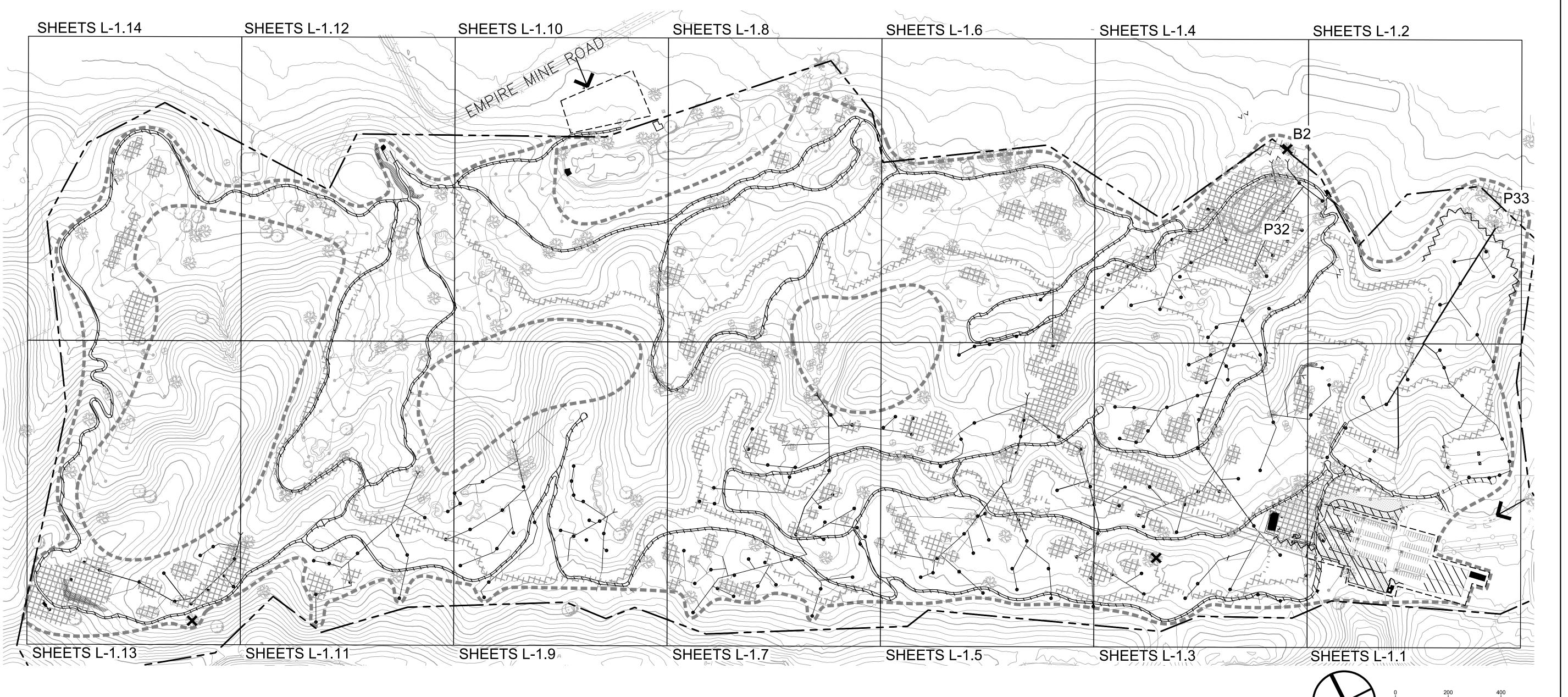
STORM DRAIN NETWORK TO BE PRESERVED &
PROTECTED (SHOWN SCHEMATICALLY)

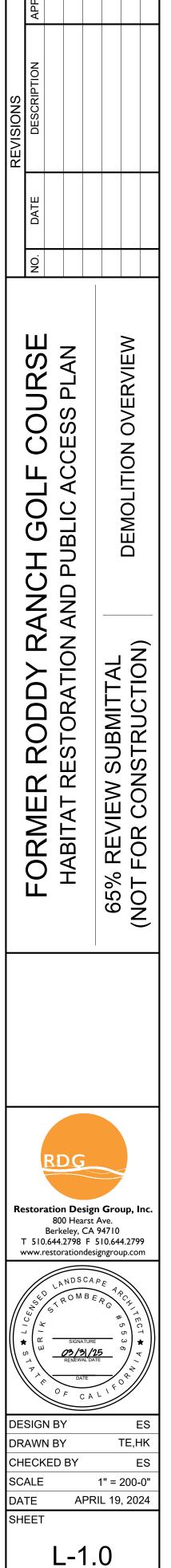
OUTFALL (SHOWN SCHEMATICALLY)

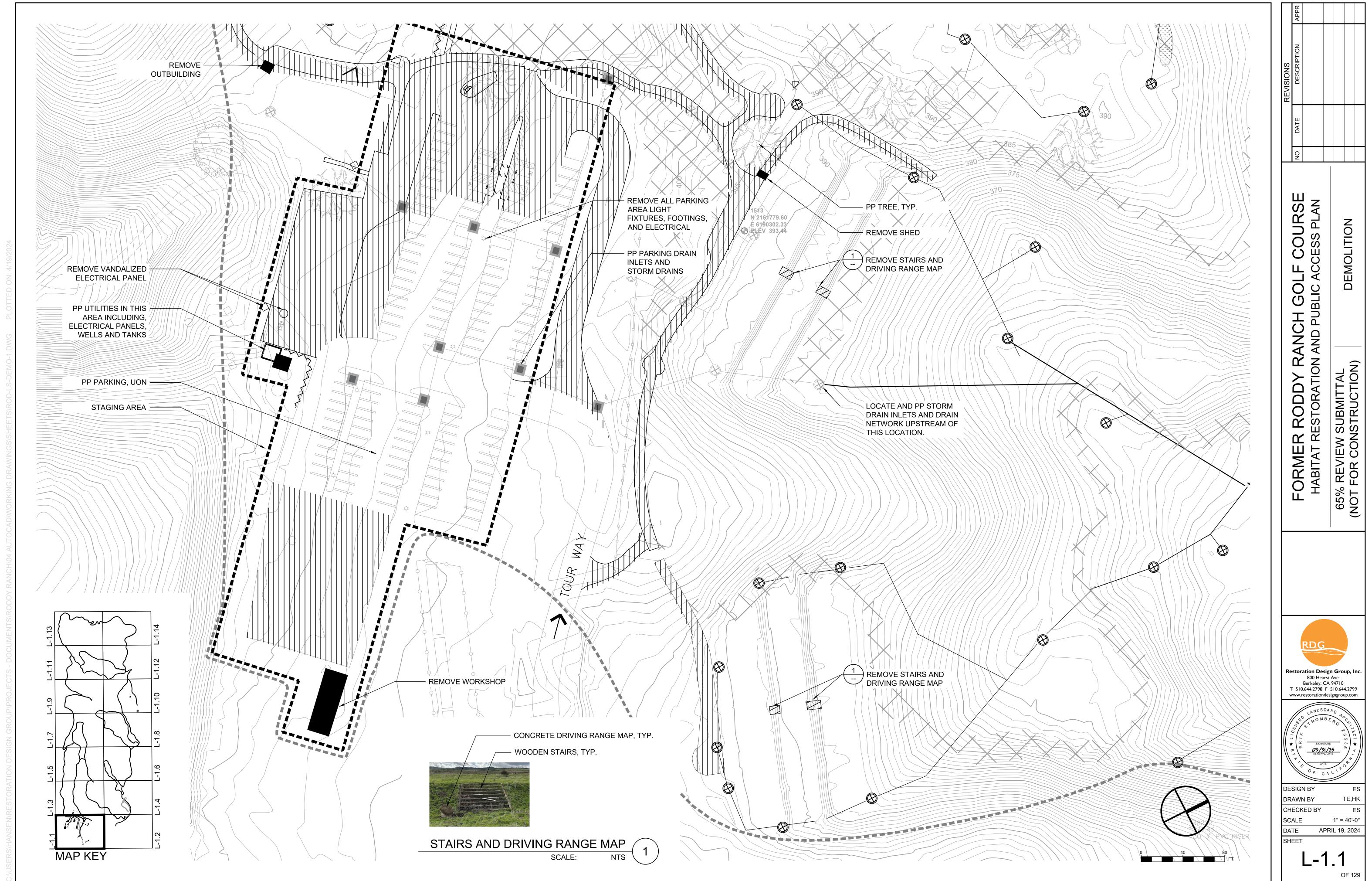
OUTFALL TO BE PRESERVED AND PROTECTED (SHOWN SCHEMATICALLY)

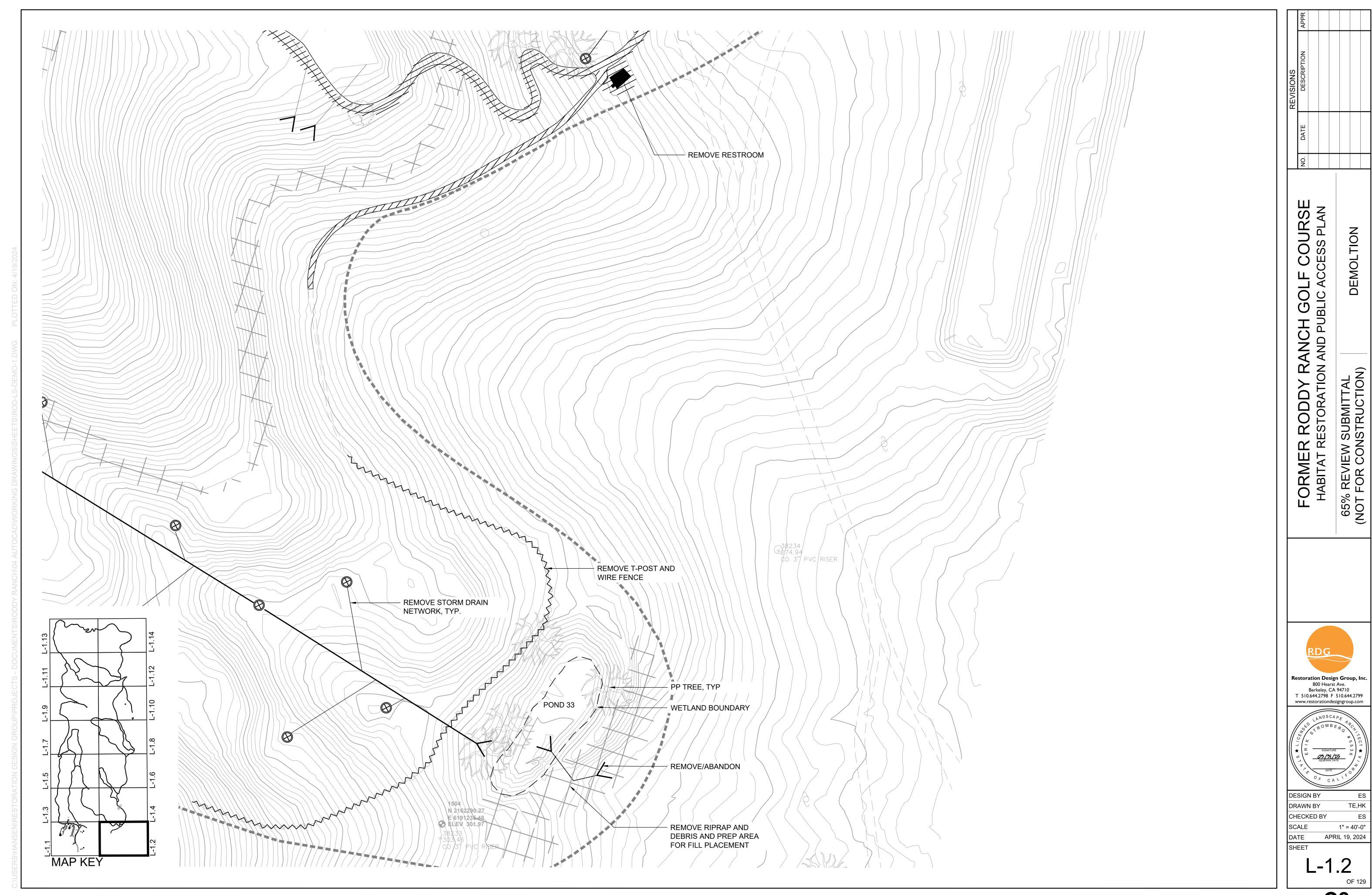
TREE TO BE REMOVED, SALVAGE TRUNKS 9"

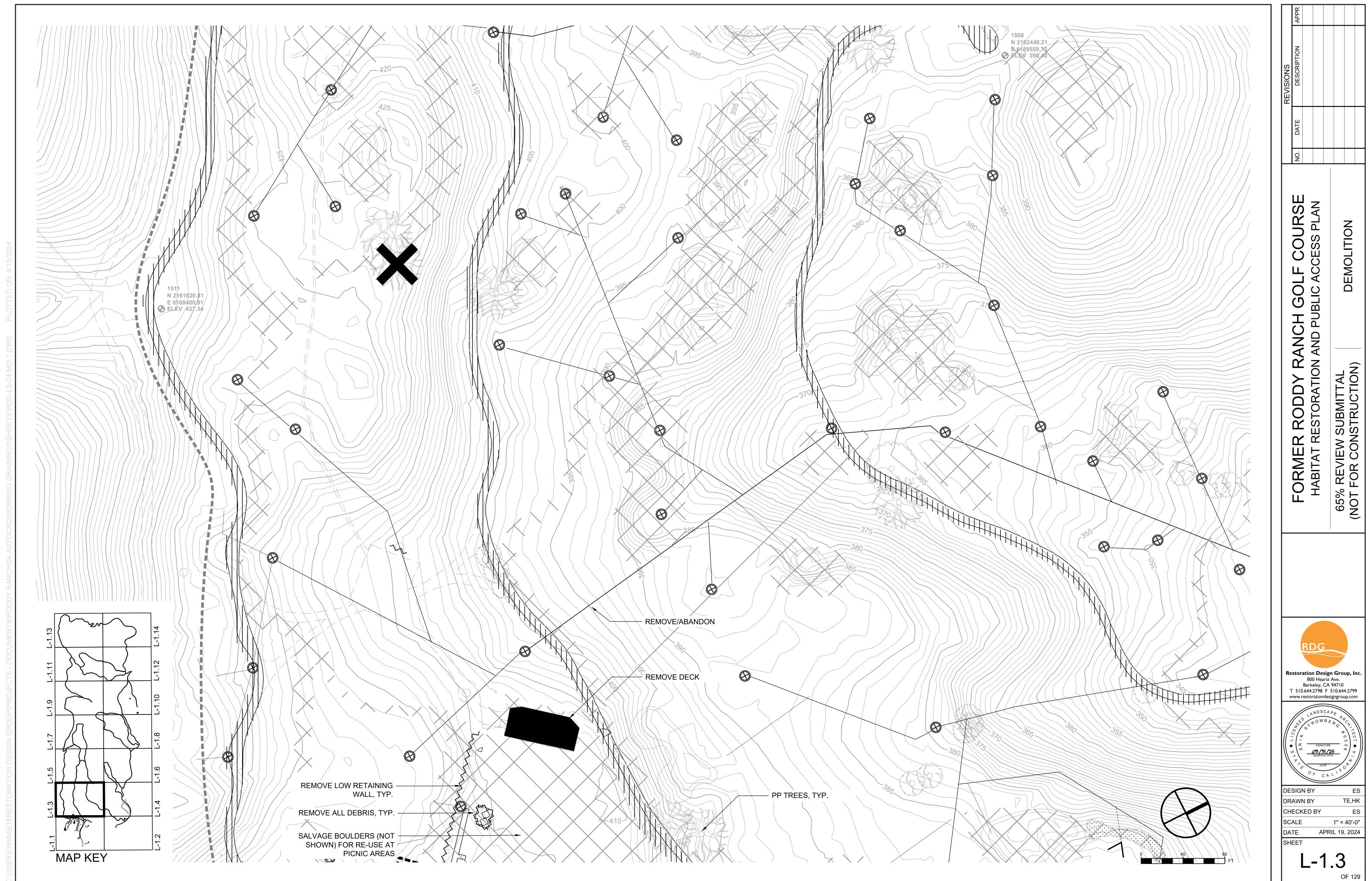
TREE TO BE REMOVED, SALVAGE TRUNKS 9" DIAMETER AND LARGER FOR USE AS PLACED LOGS. GRIND STUMP TO 18" BELOW LOWEST ADJACENT FINISH GRADE, SEE GRADING PLANS.

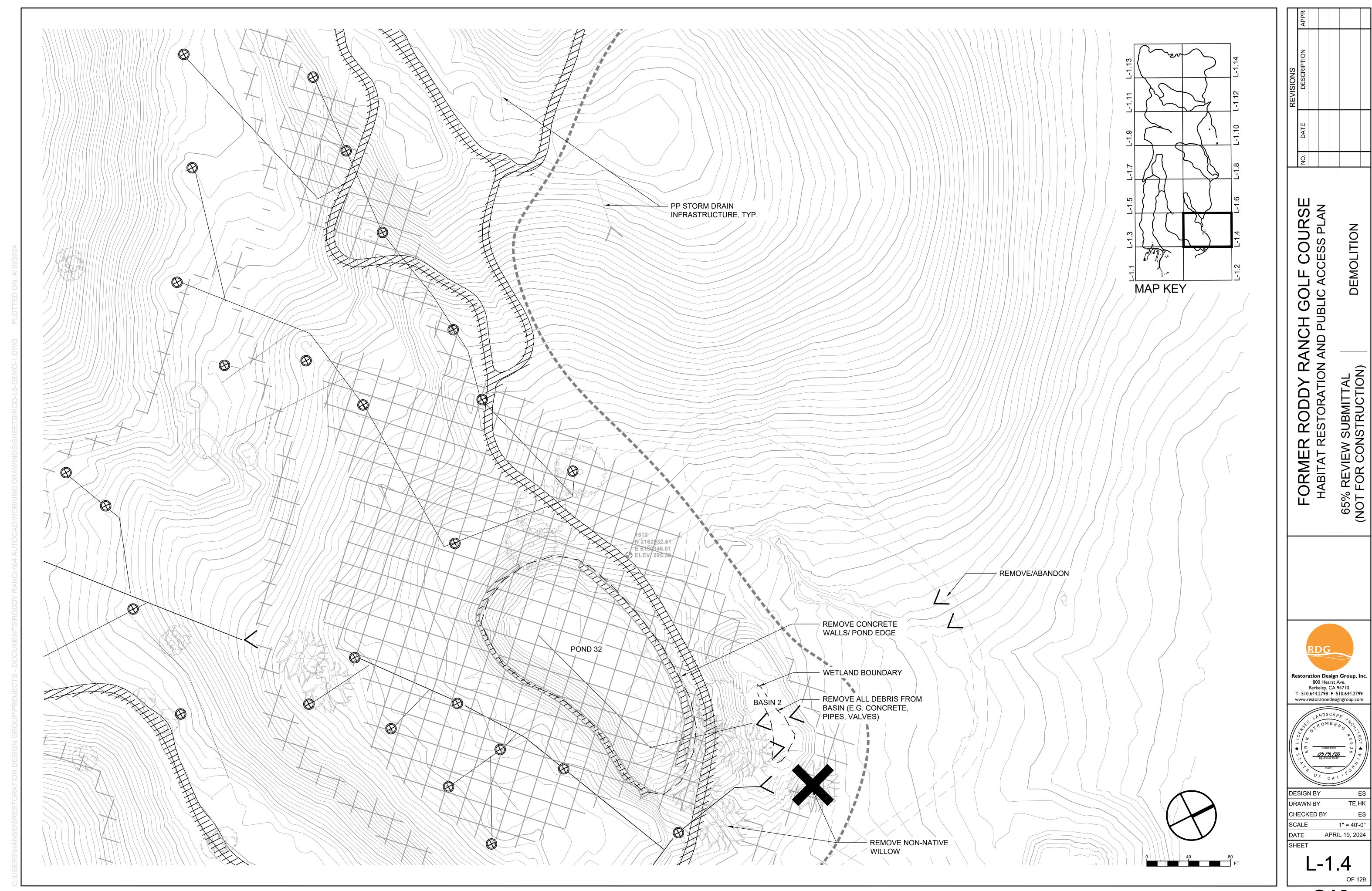


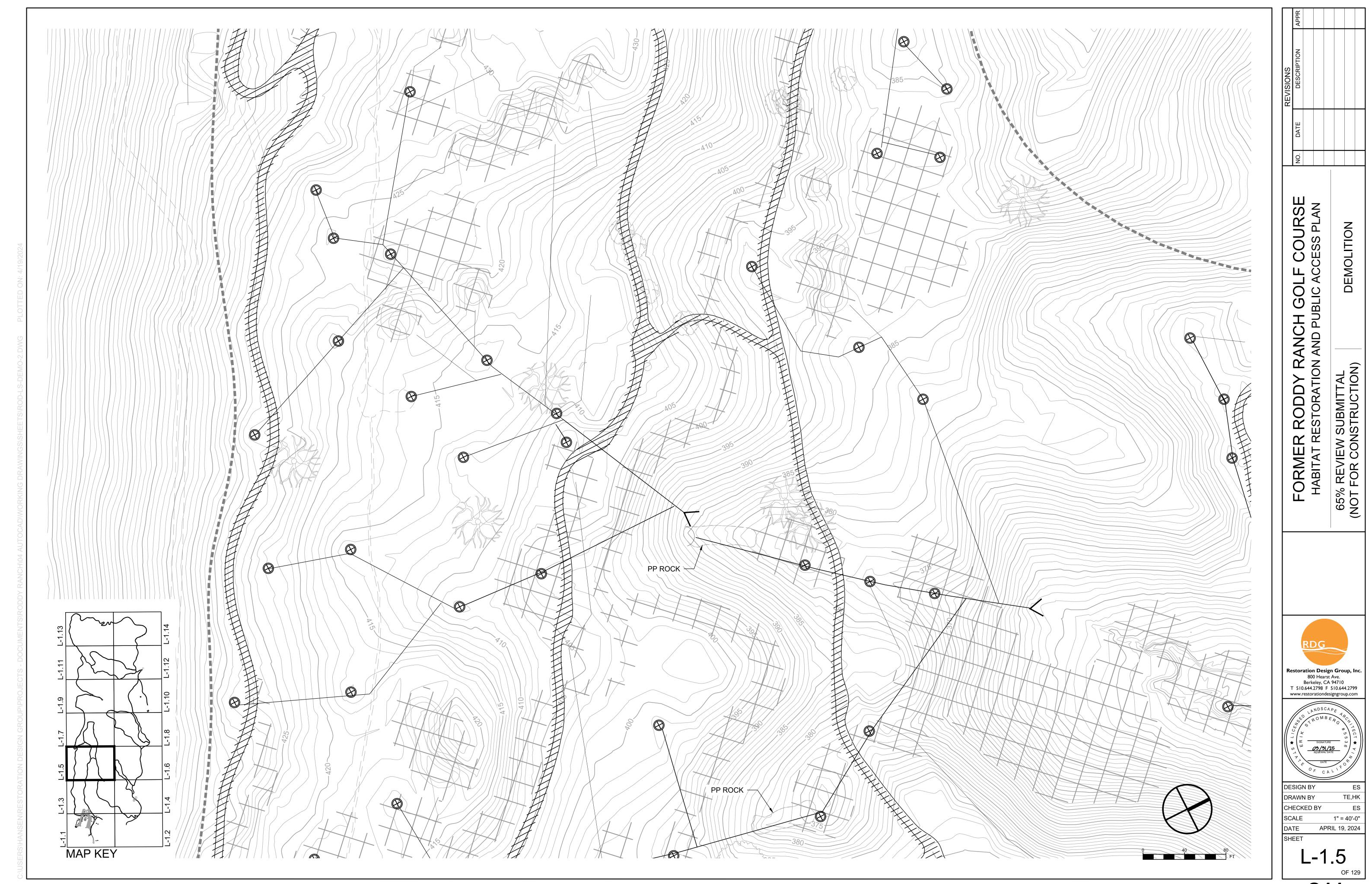


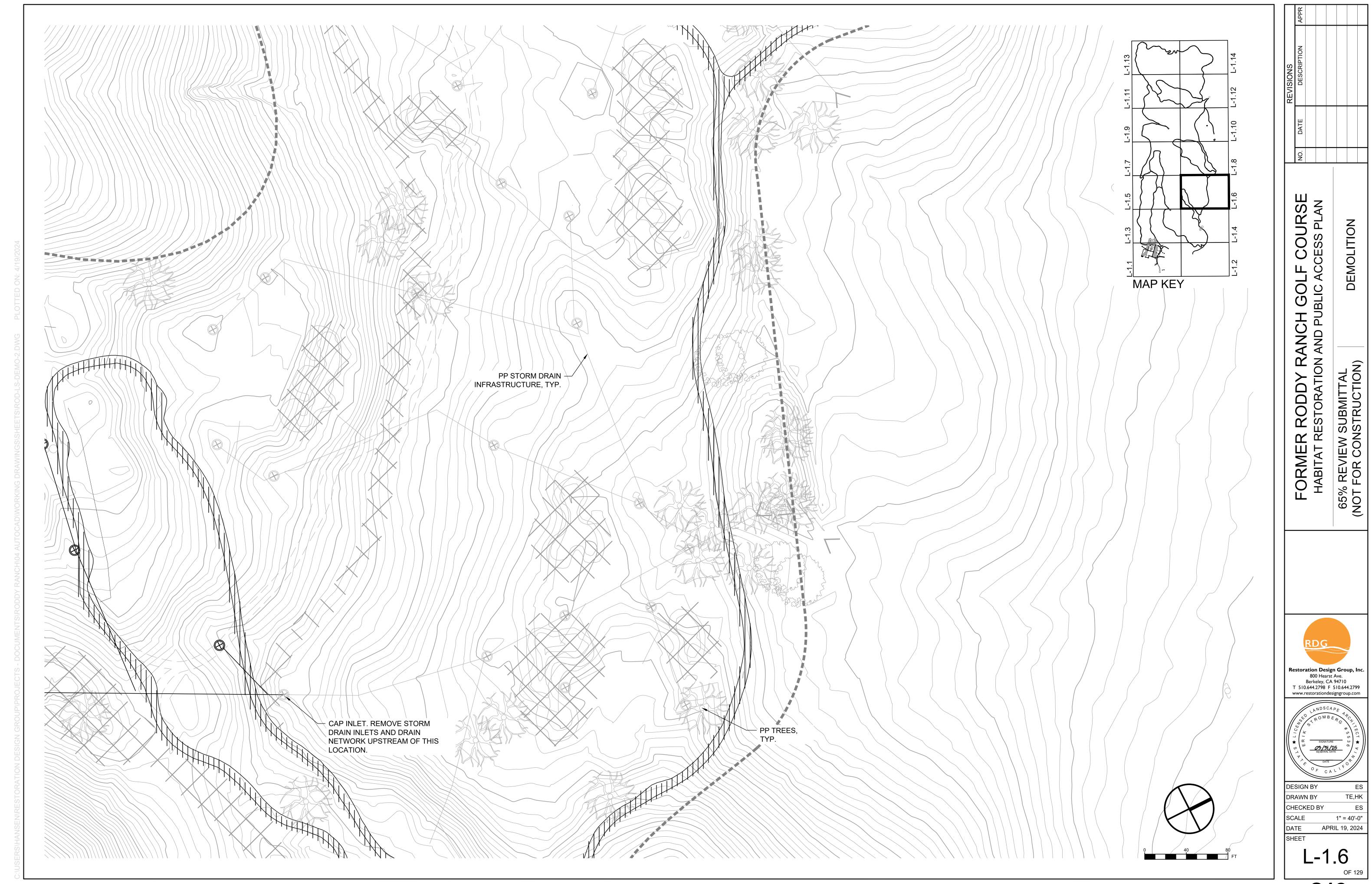


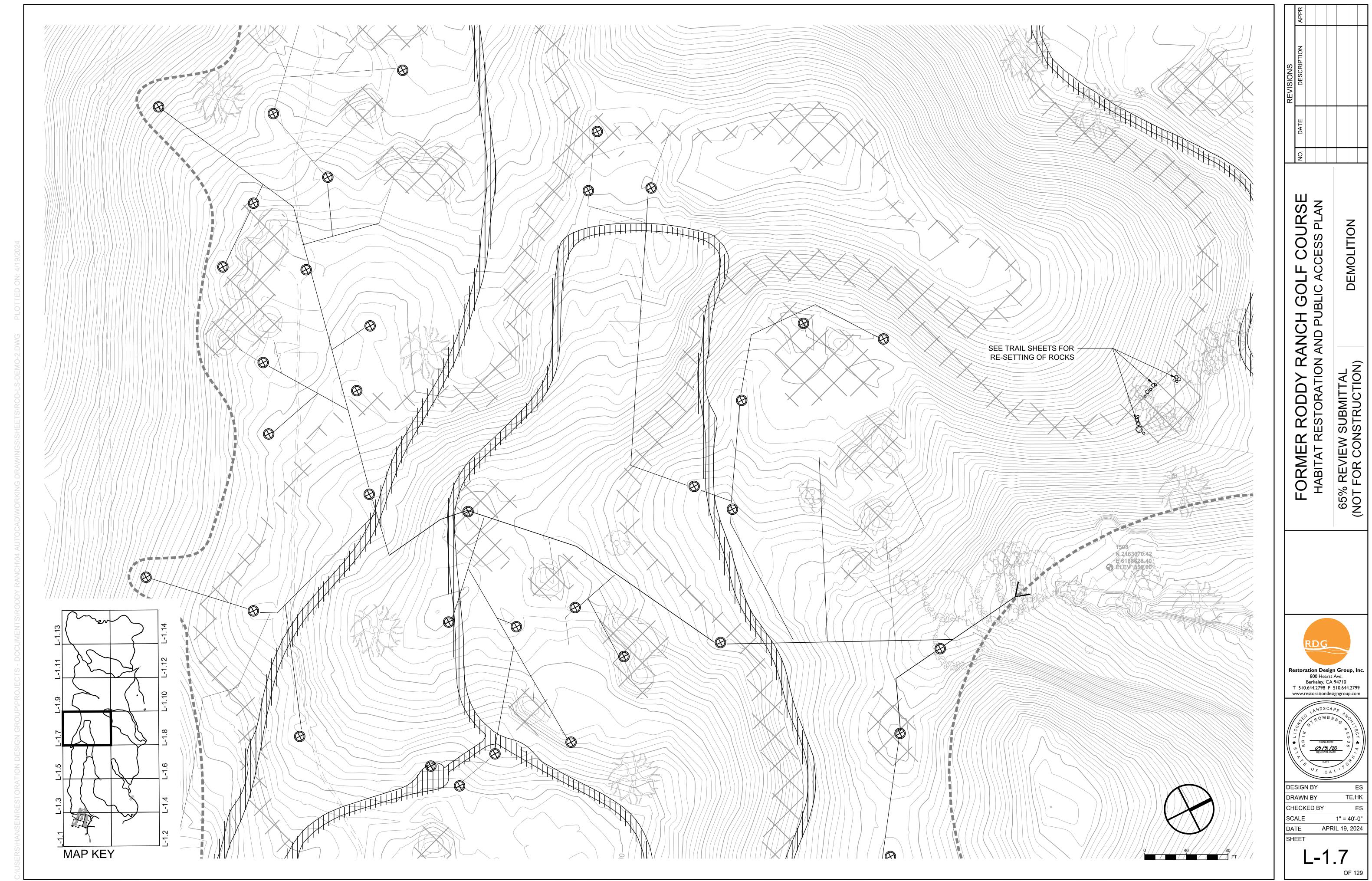


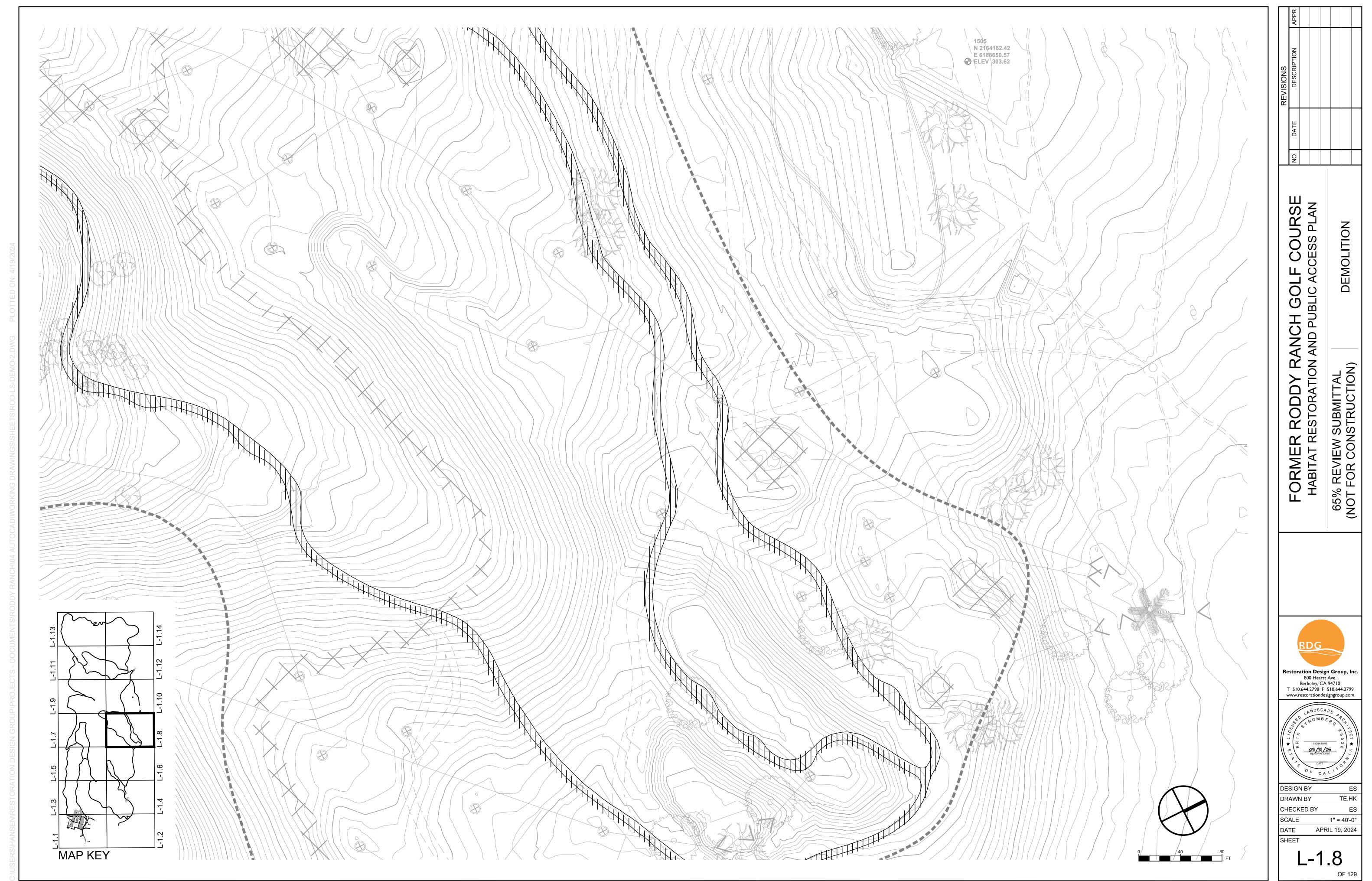


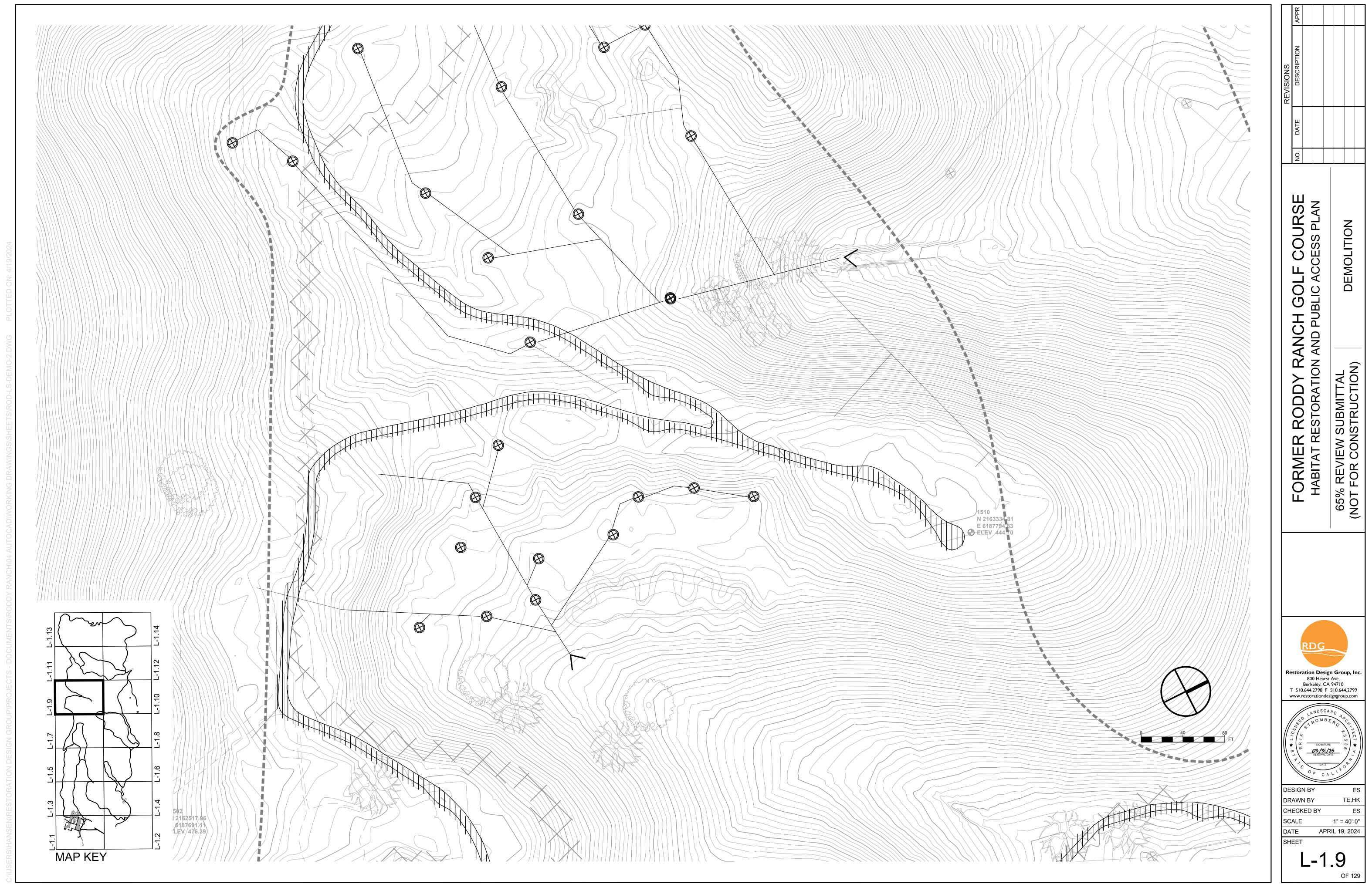






















EBRPD DRAFT SIGNAGE ELEMENTS SHOWN FOR REVIEW AND DISCUSSION PURPOSES. RDG HAS NOT EDITED OR FURTHER DEVELOPED SIGNAGE BEYOND WHAT WAS PROVIDED BY THE DISTRICT

#### 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.**

#### **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.
- 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

- 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.
- 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.
- 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.

#### 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)

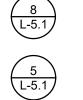
PONDS & BASINS (LOW WATER EXTENT)

SAND TRAP RENATURALIZATION

INFILTRATION AREA

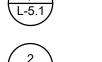


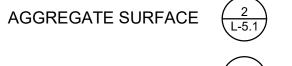
**GRAVEL PAVING** 



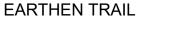






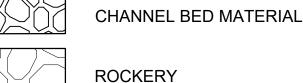






**CONCRETE PAVING** 

**ASPHALT PAVING** 







EXISTING DRAIN INLET, SEE GRADING PLANS

EXISTING DRAIN PIPE, SEE GRADING PLANS

SITE BOULDER, LAYOUT BY O.R.



TREES TO REMAIN. SEE DEMOLITION AND TREE PROTECTION **PLANS** 

PICNIC TABLE (DASHED LINE SHOWS CLEARANCE)

WOOD BENCH

**CONCRETE BENCH** 

----- CULVERT

<u>QTY</u> 21

AESCULUS CALIFORNIA, CALIFORNIA BUCKEYE



QUERCUS AGRIFOLIA, COAST LIVE OAK

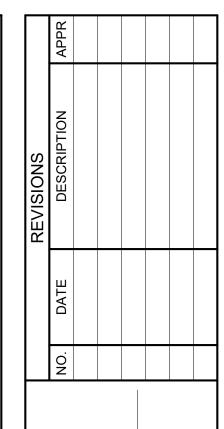


QUERCUS DOUGLASII, BLUE OAK



NATIVE SEED MIX SCIENTIFIC NAME

LS LBS/ACRE **ACHILLEA MILLEFOLIUM ELYMUS GLAUCUS** ESCHSCHOLZIA CALIFORNICA FESTUCA MICROSTACHYS LUPINUS BICOLOR STIPA PULCHRA TRIFOLIUM WILDENOVII



NOTES

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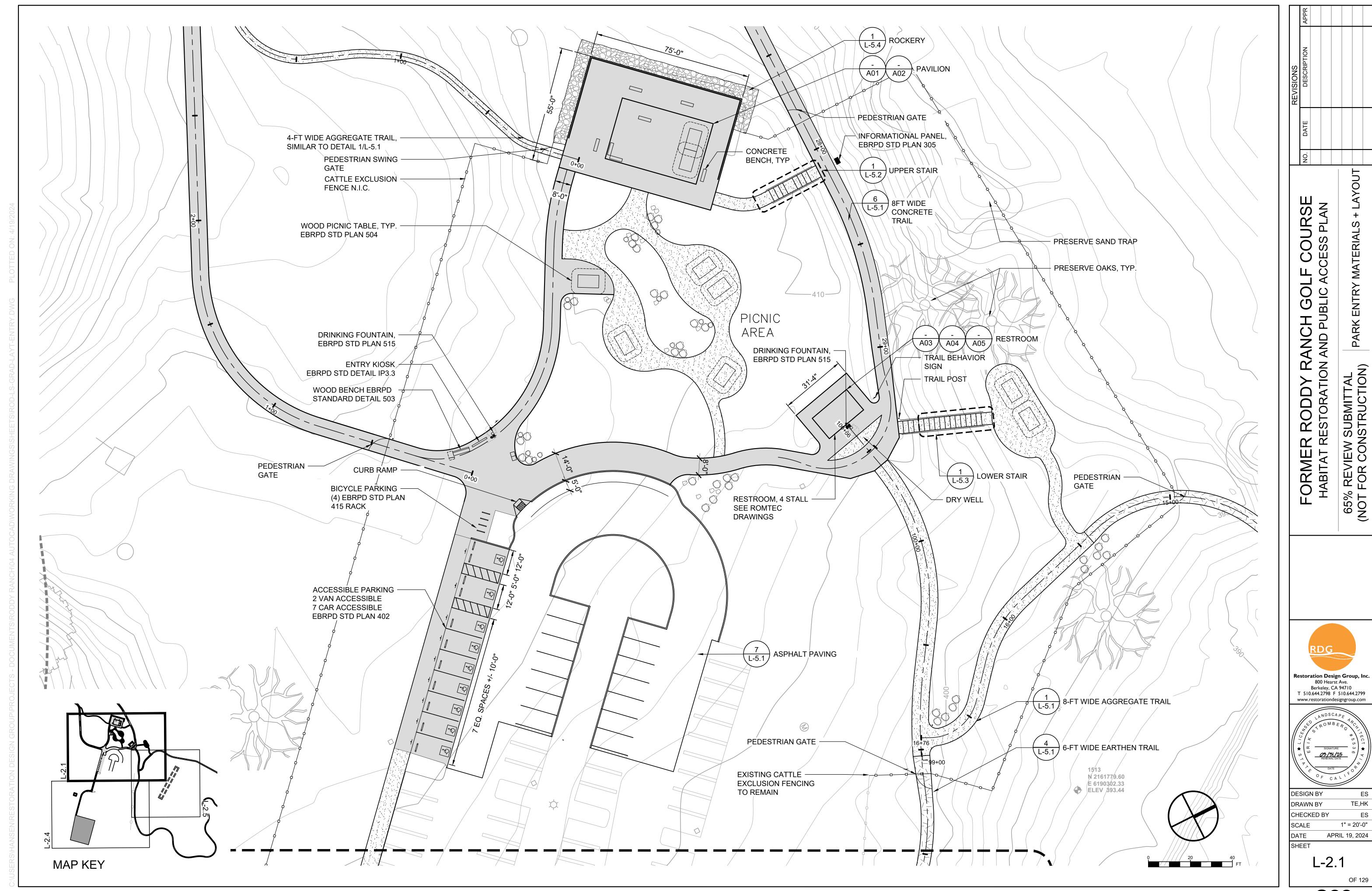
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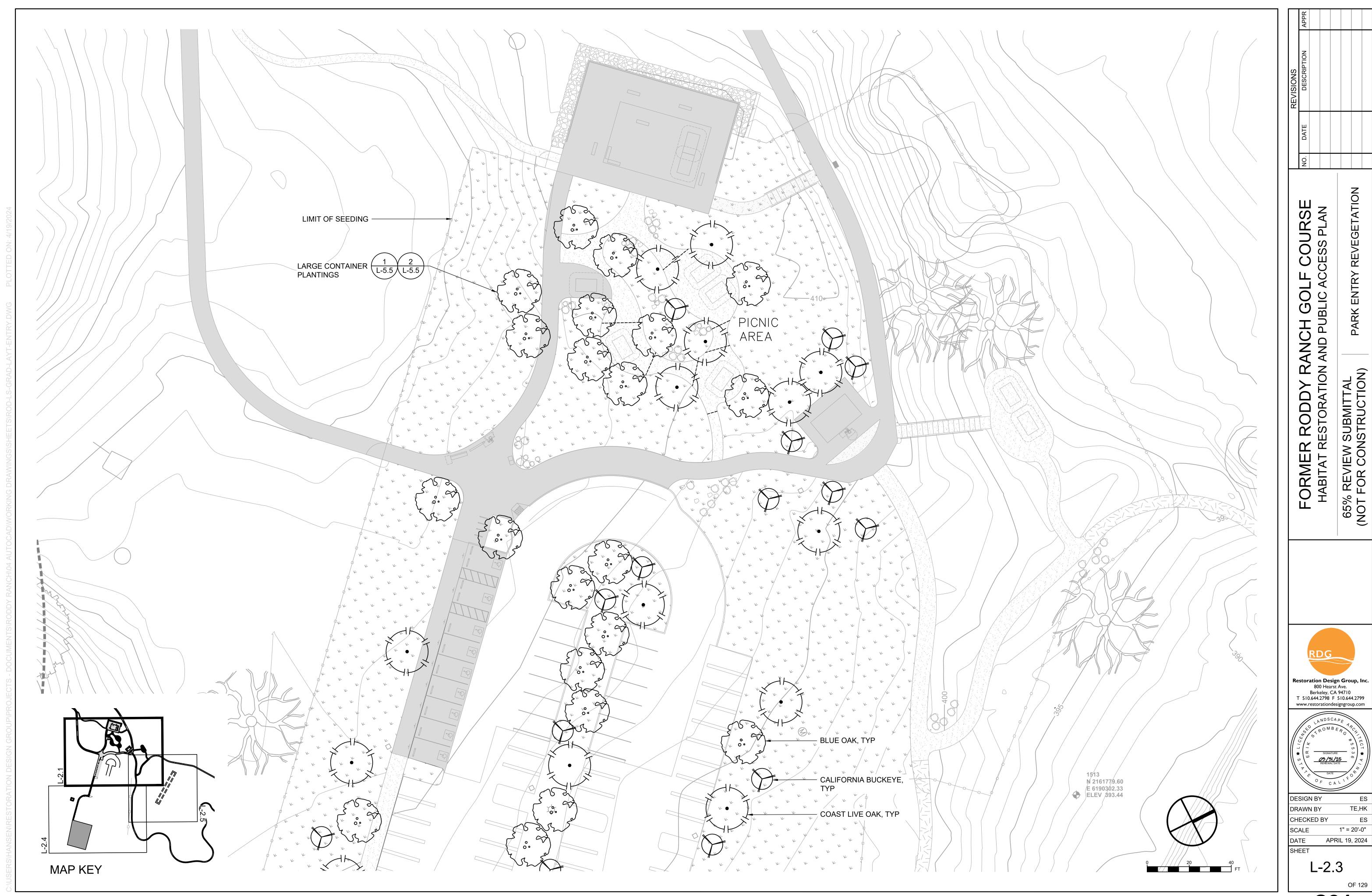
DESIGN BY DRAWN BY TE,HK CHECKED BY SCALE

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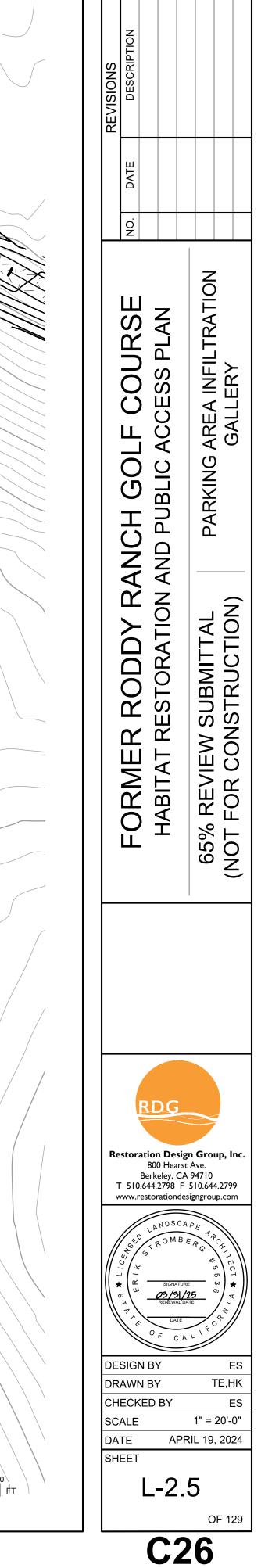


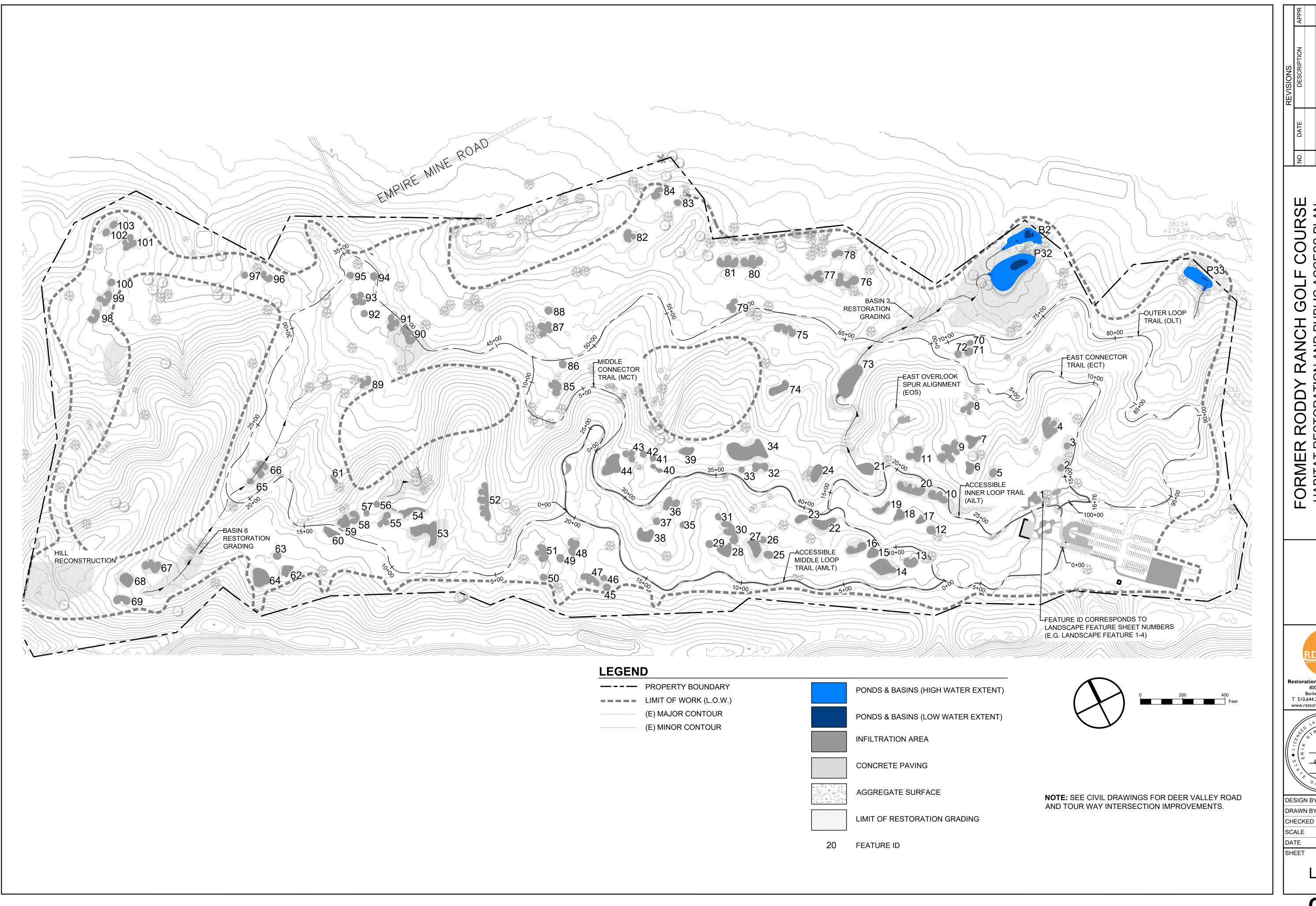


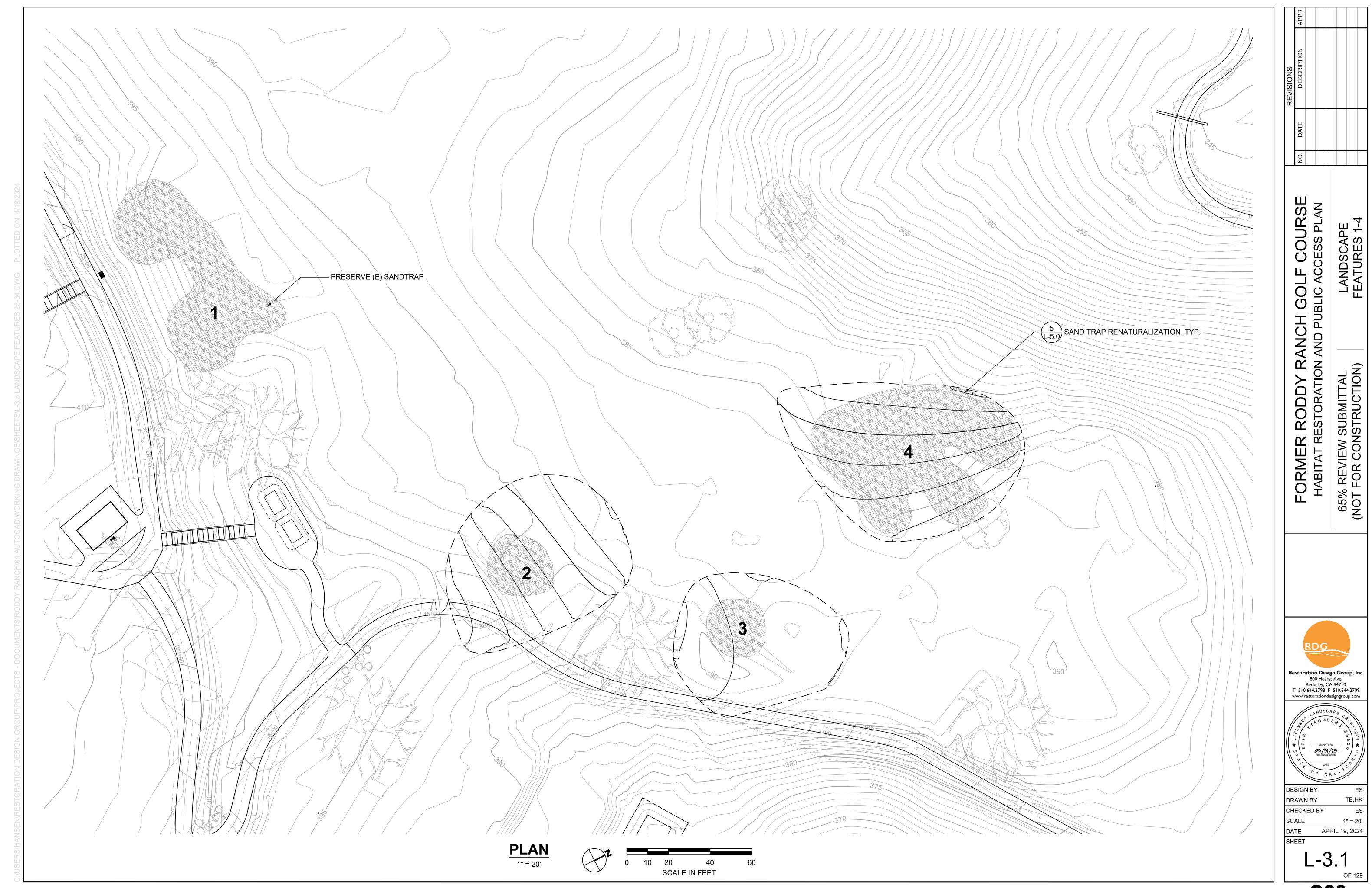


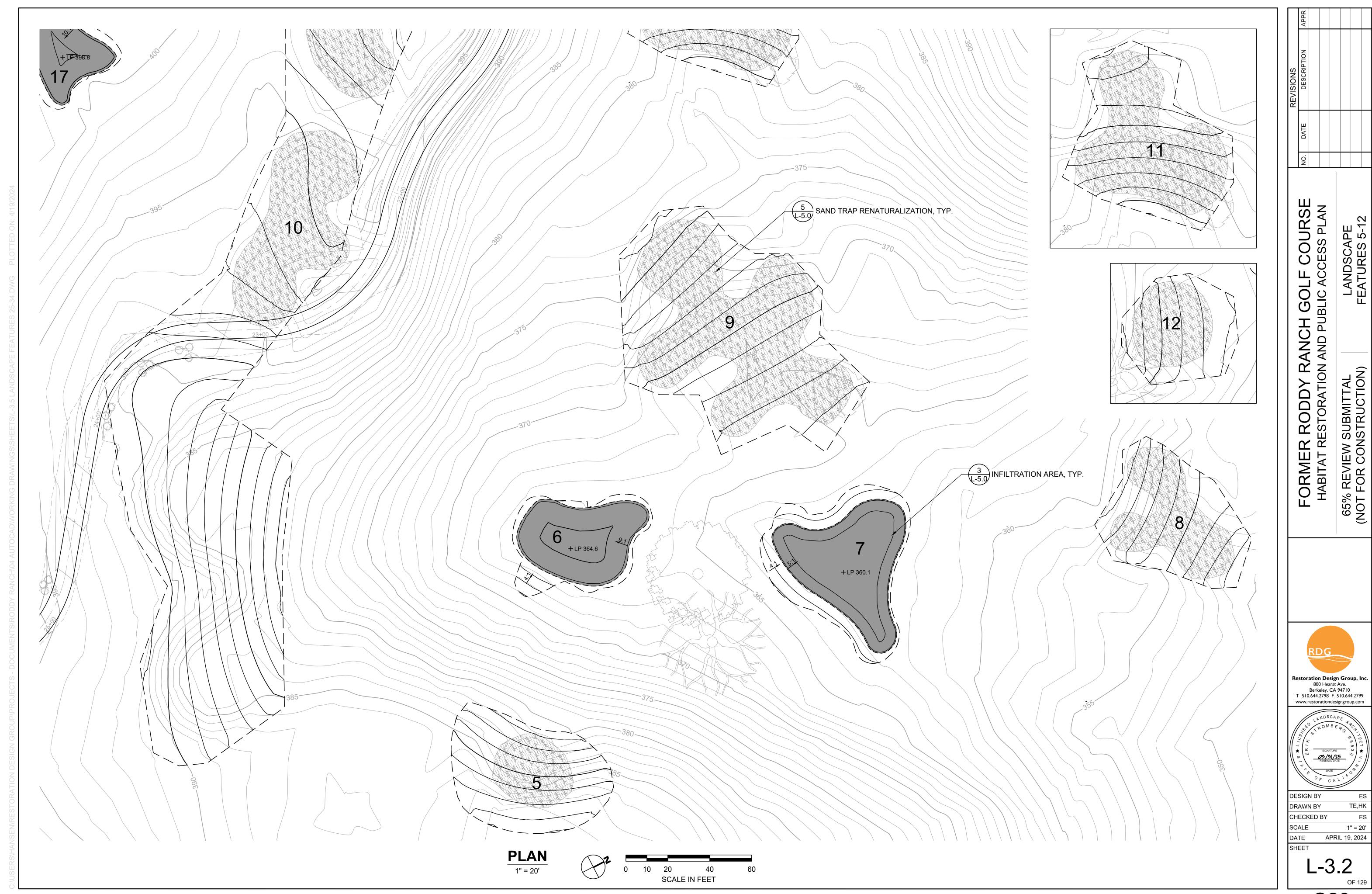


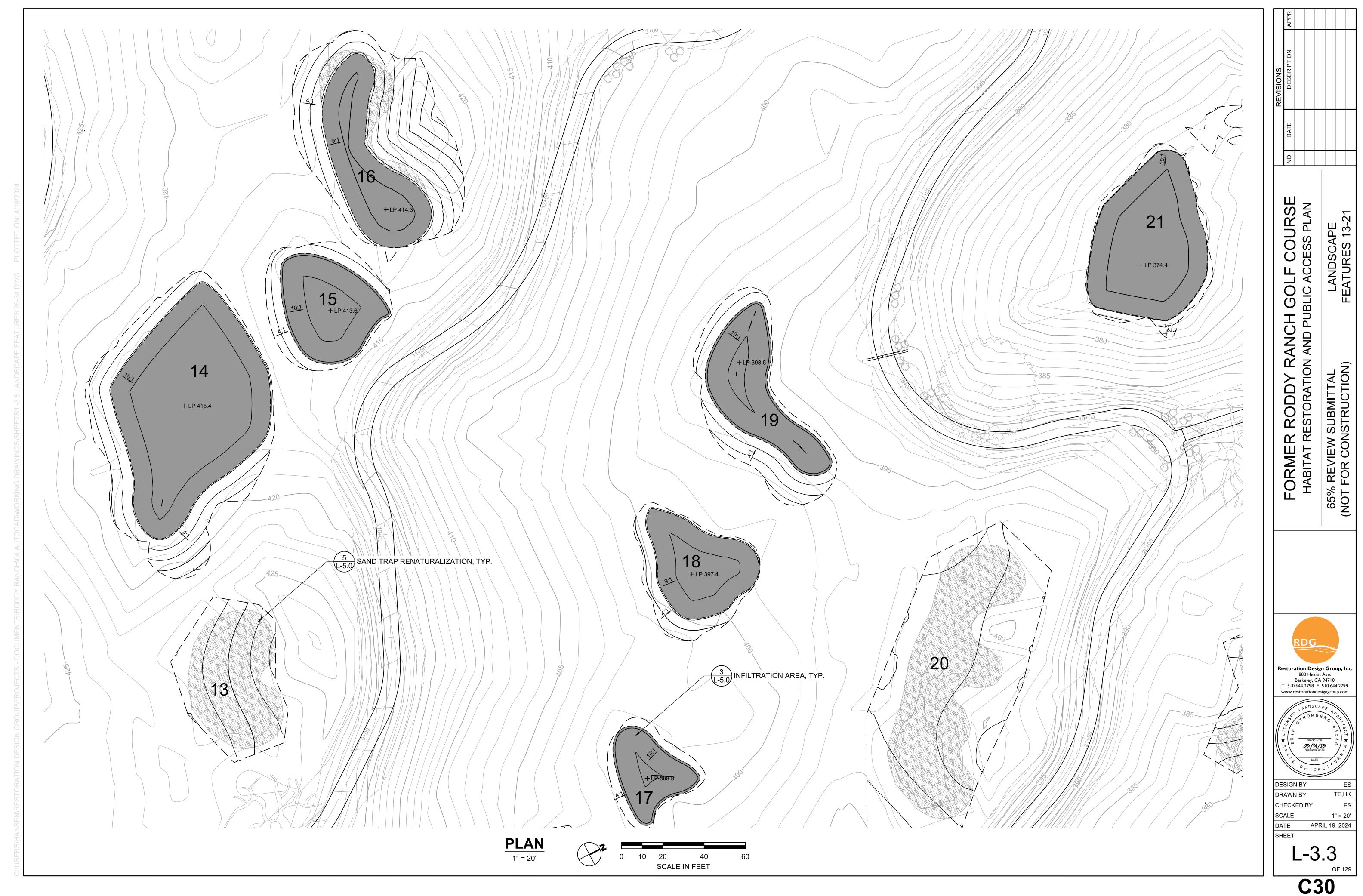


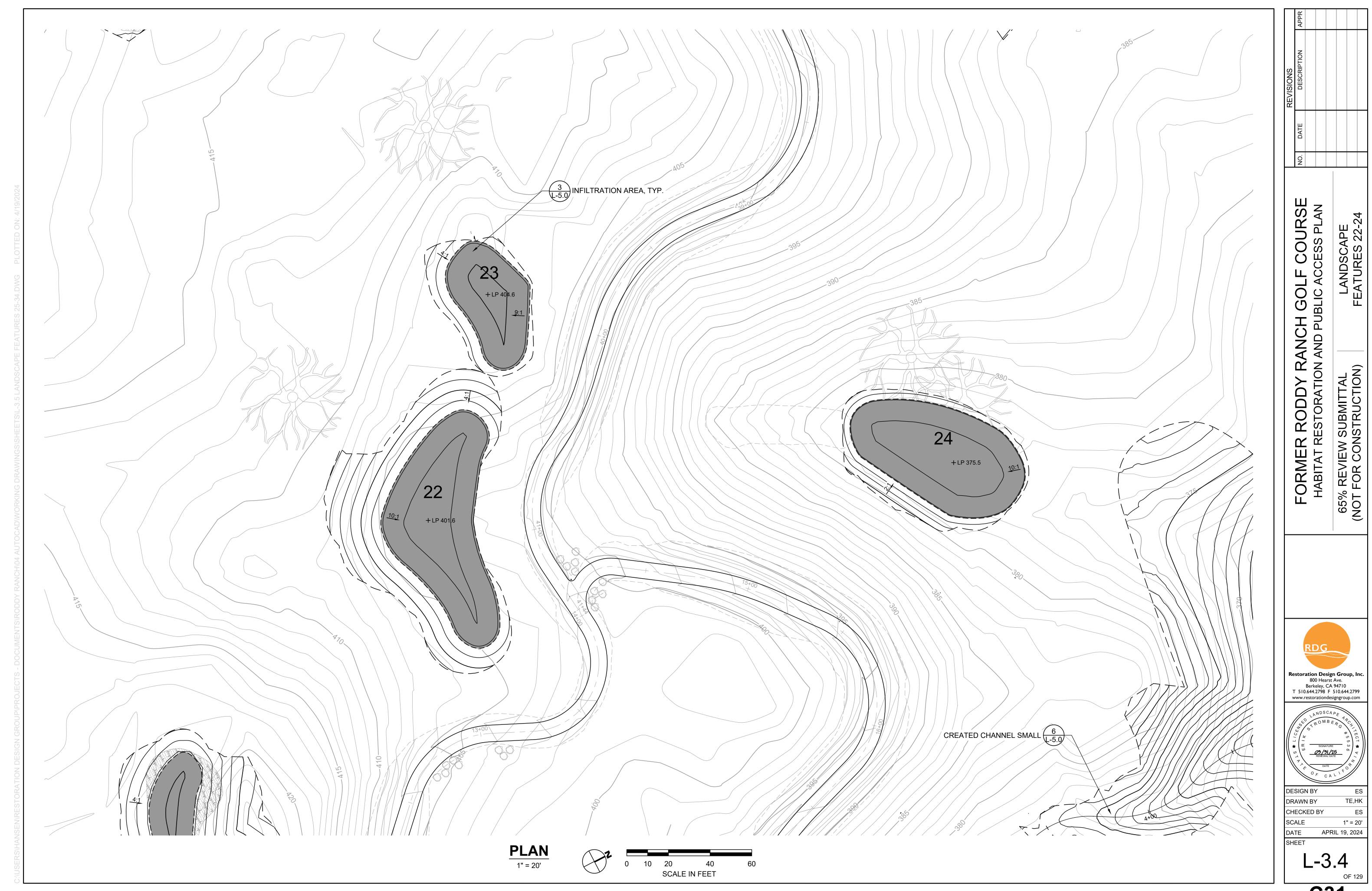


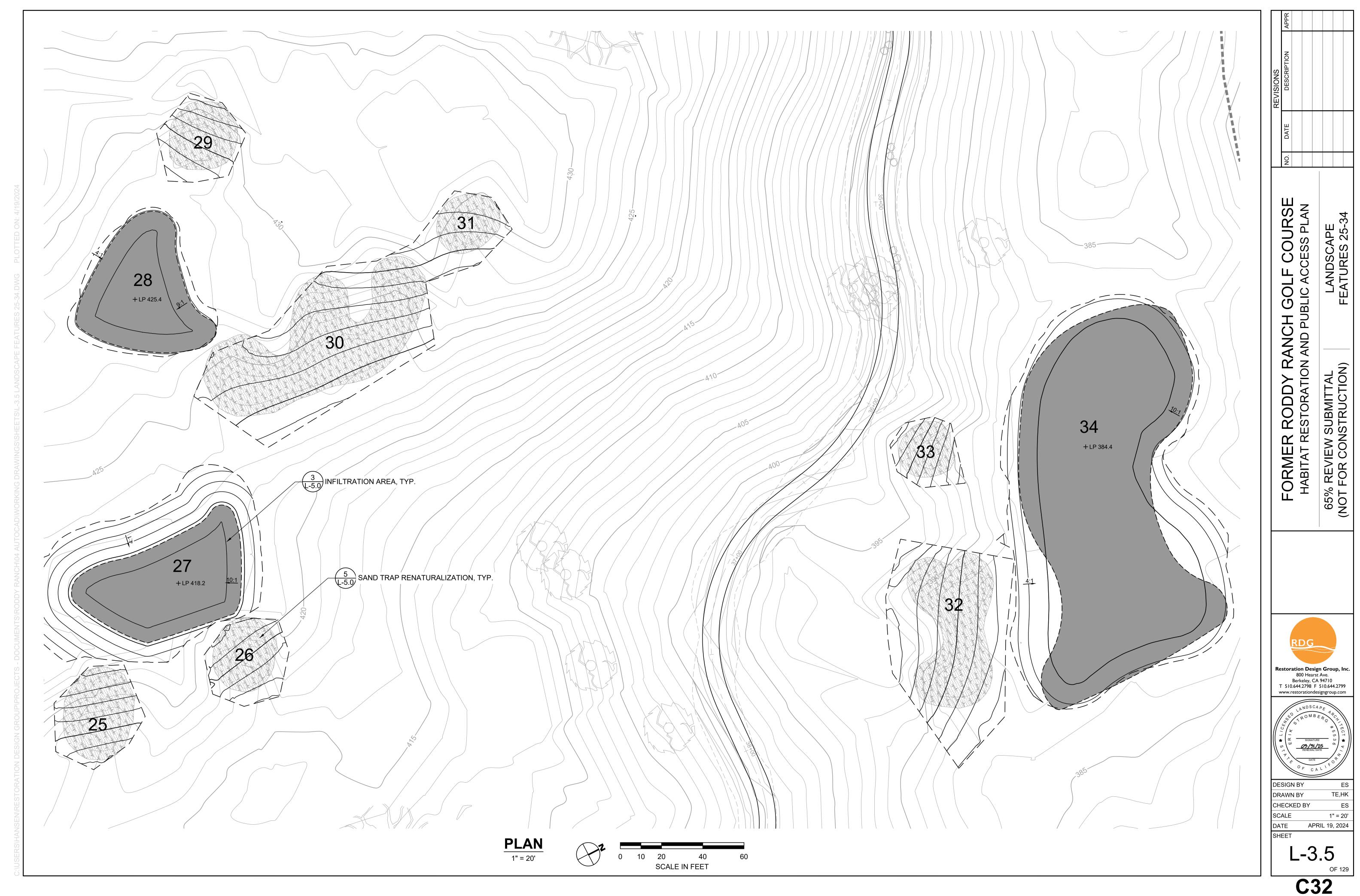


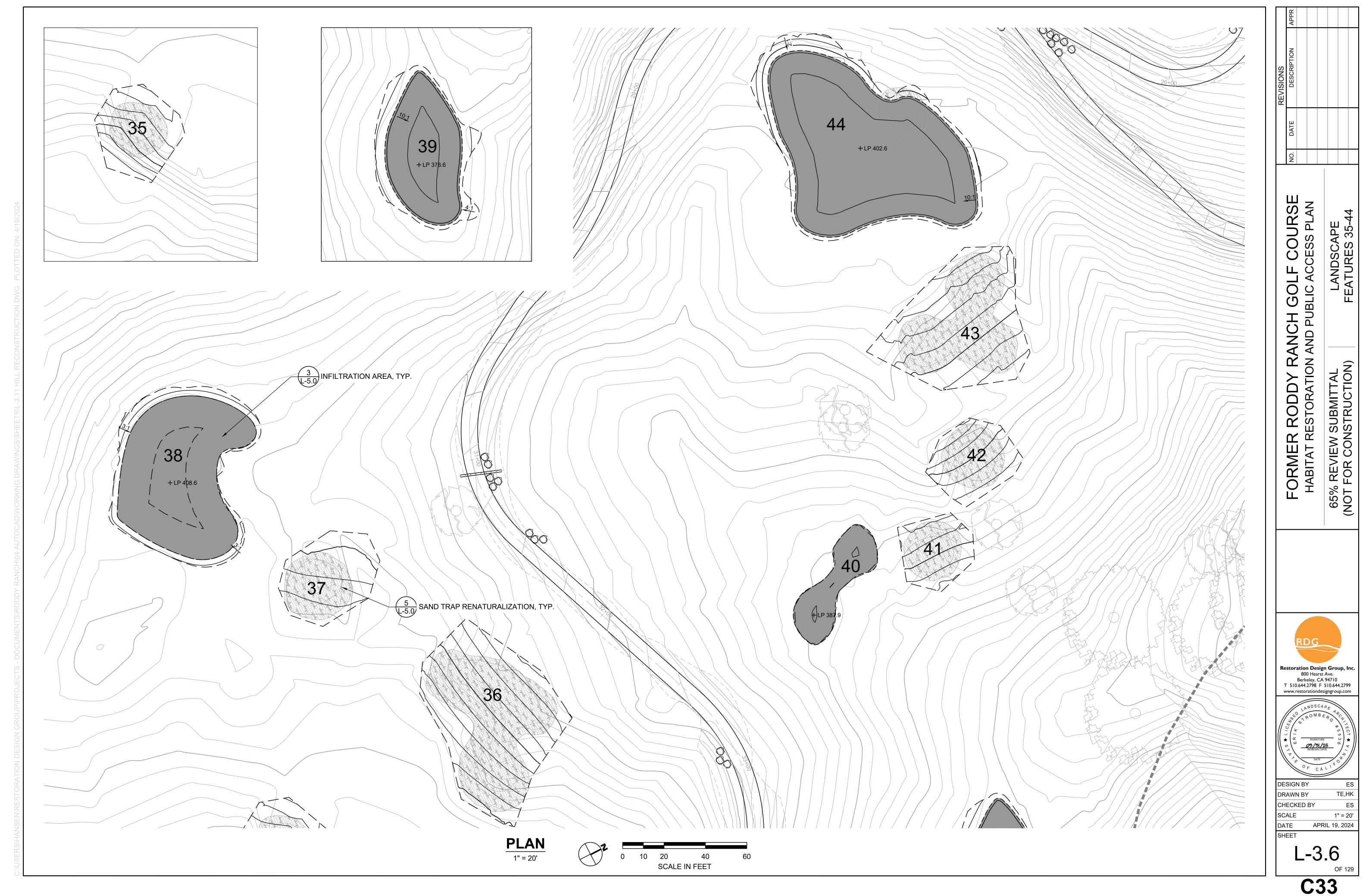




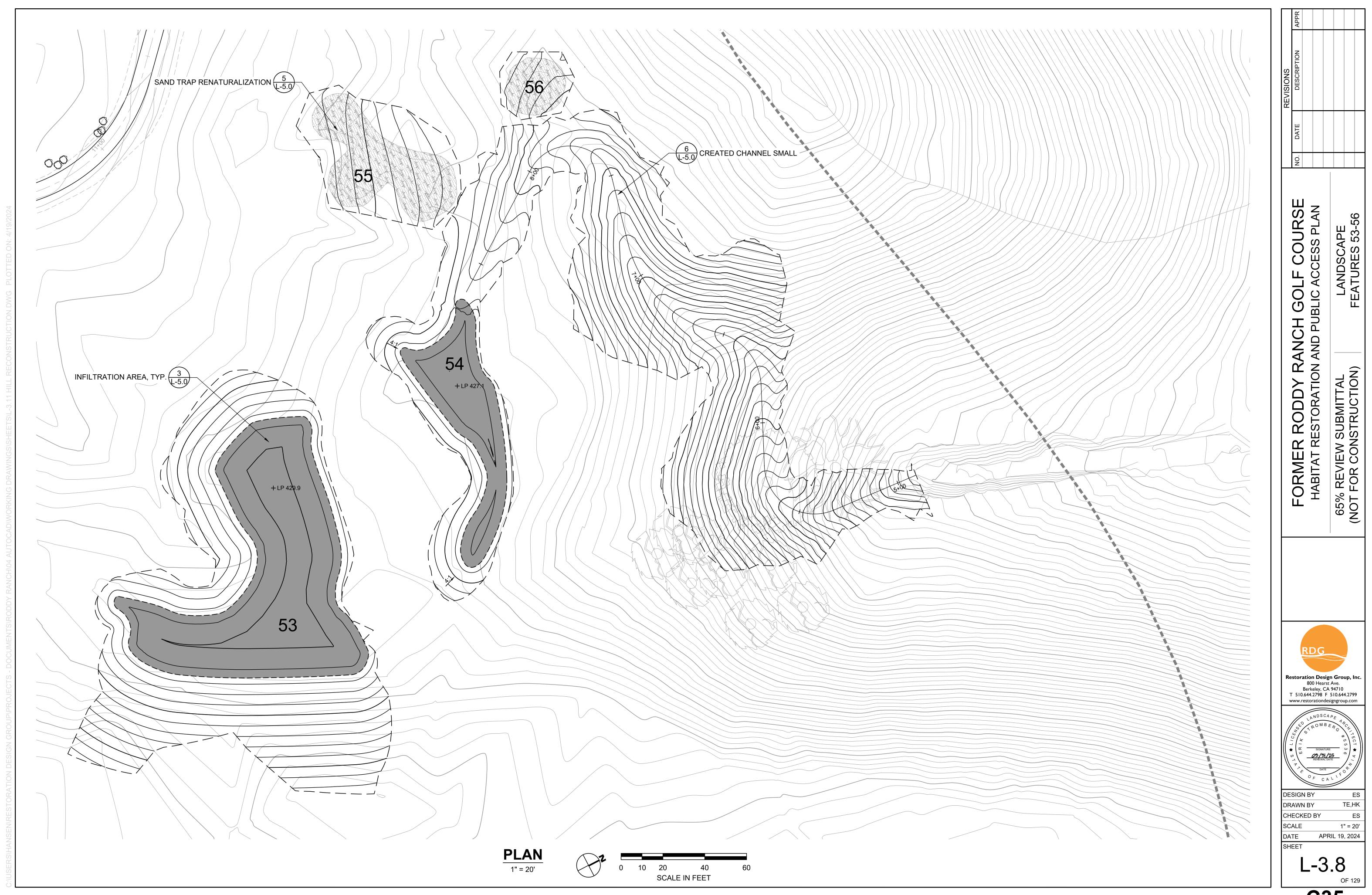




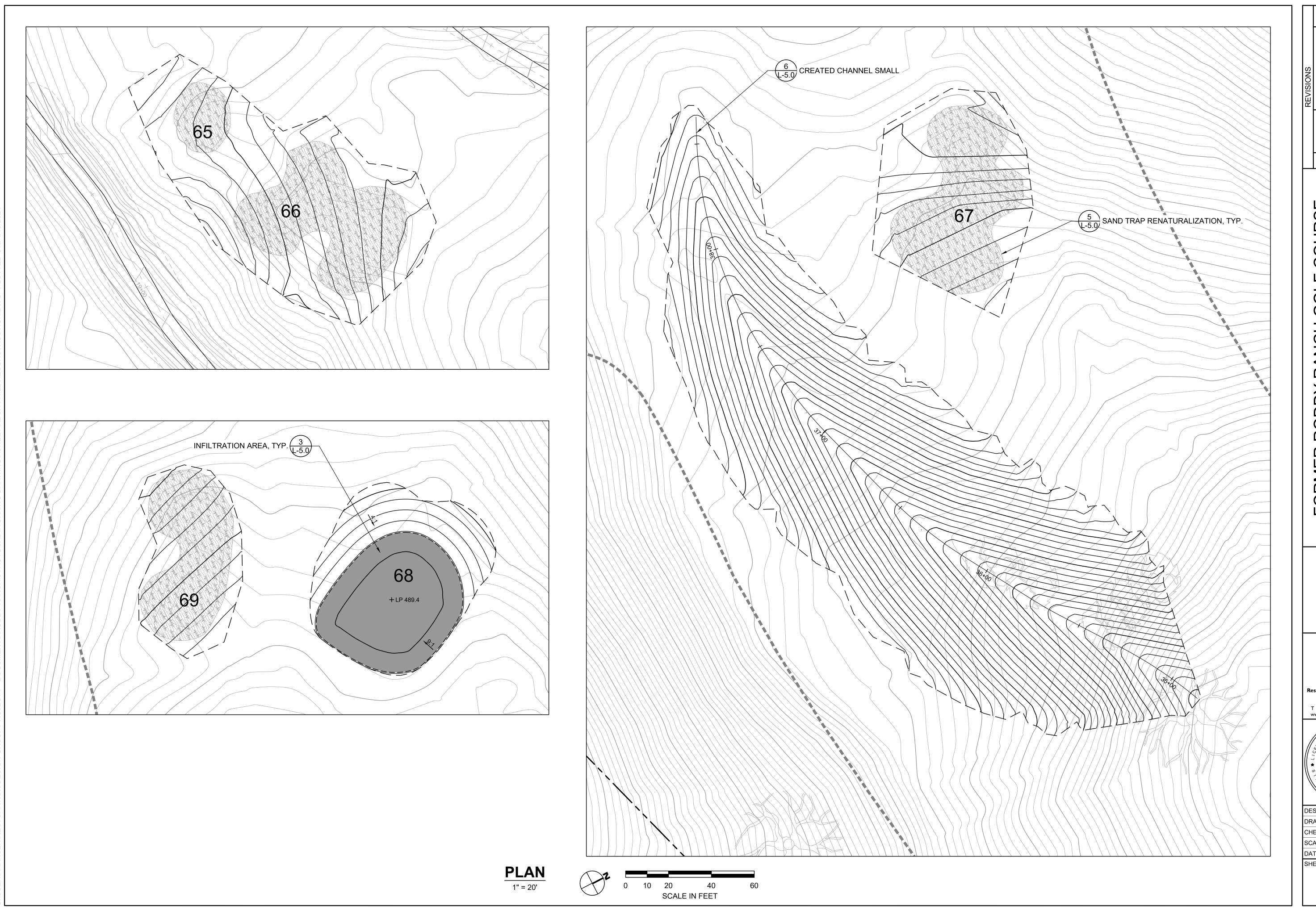


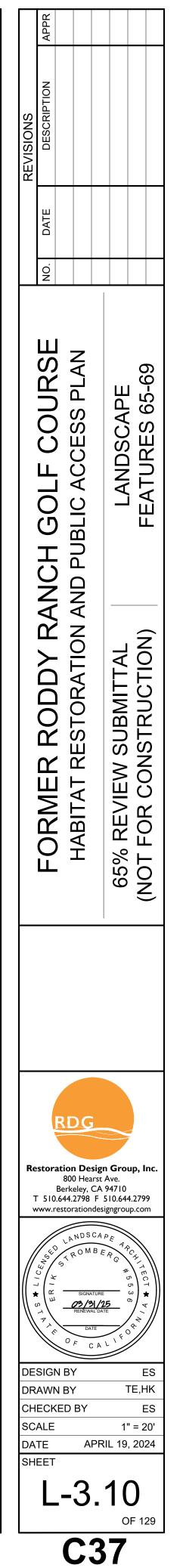




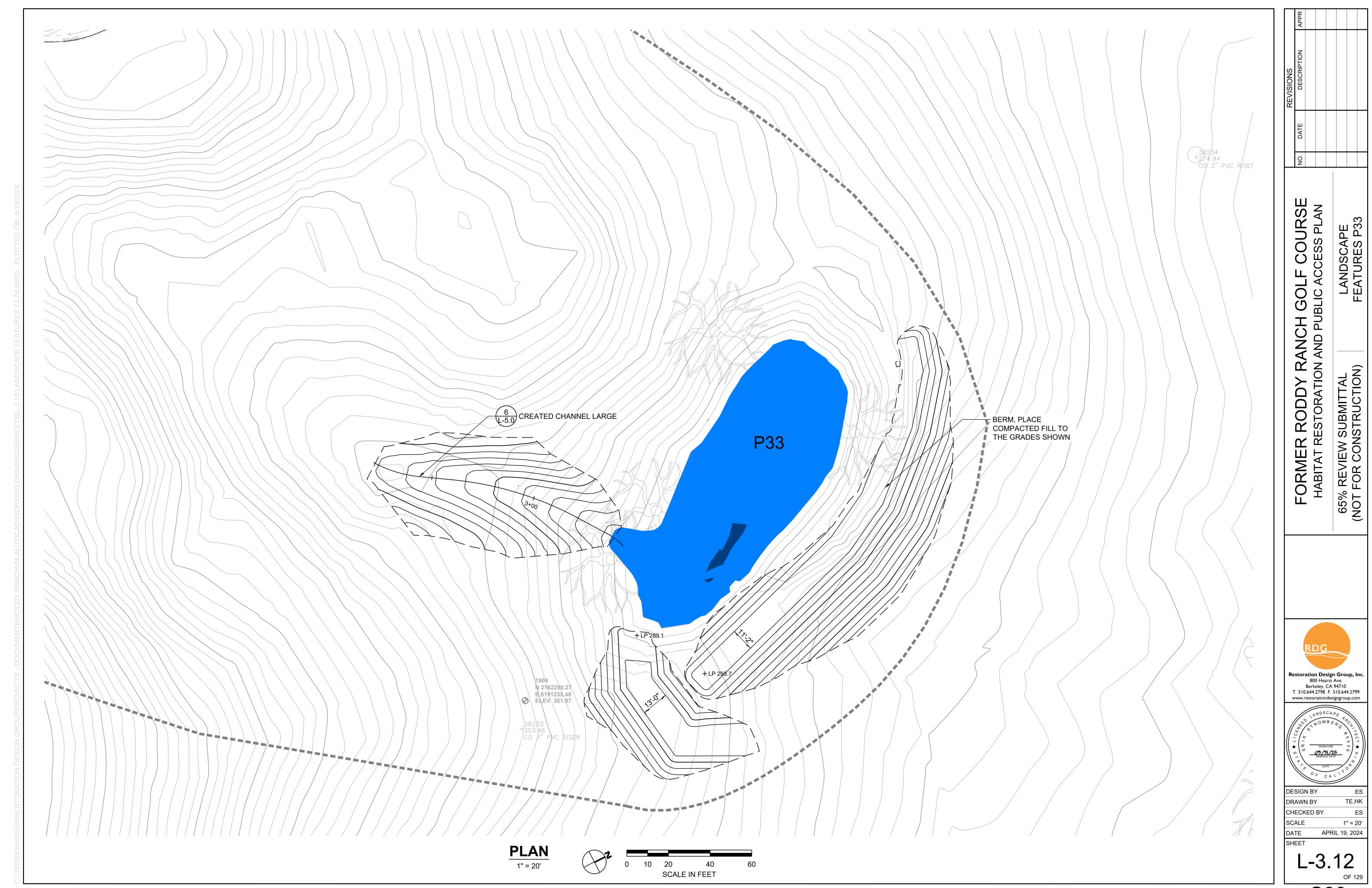


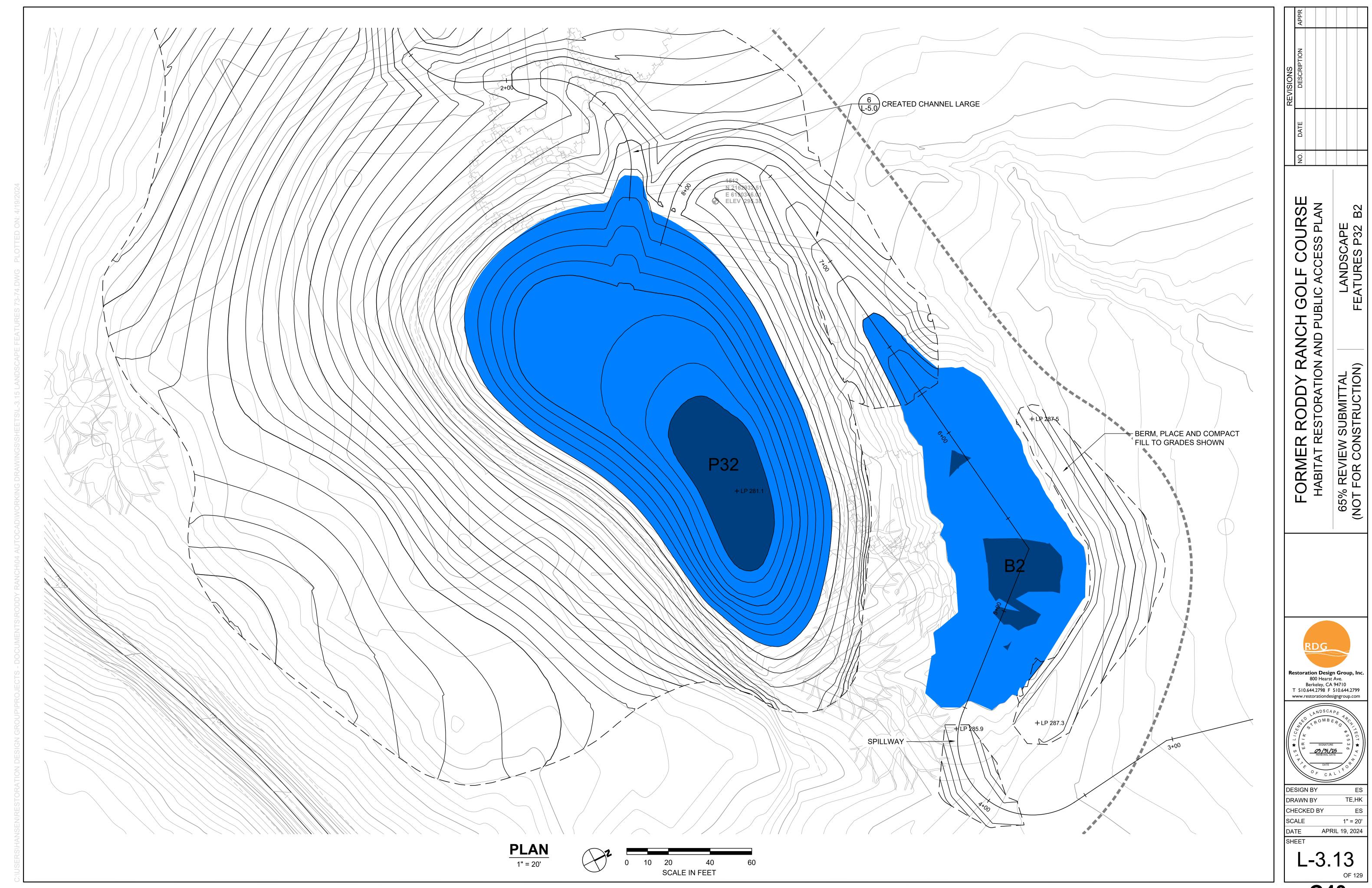




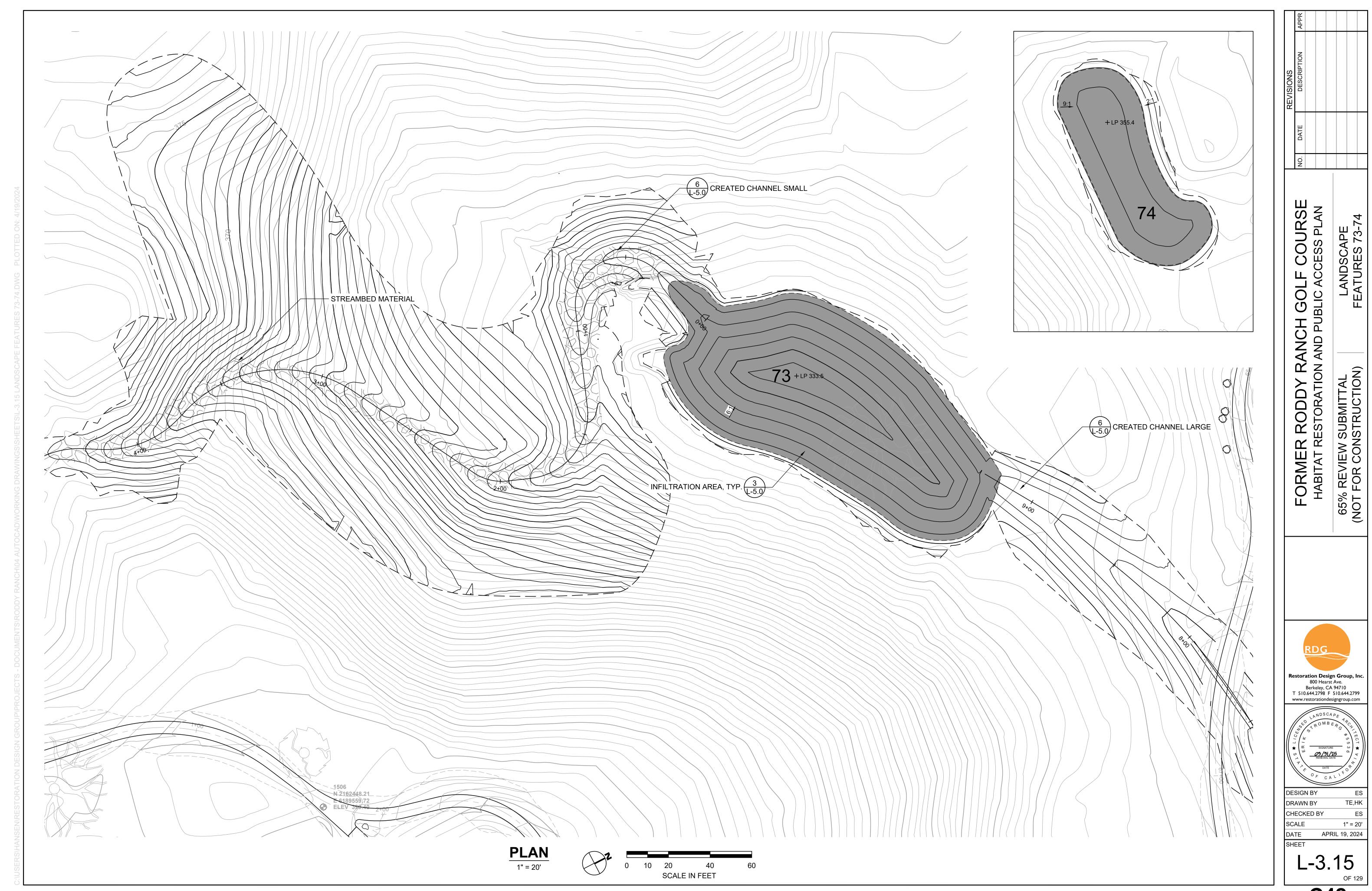


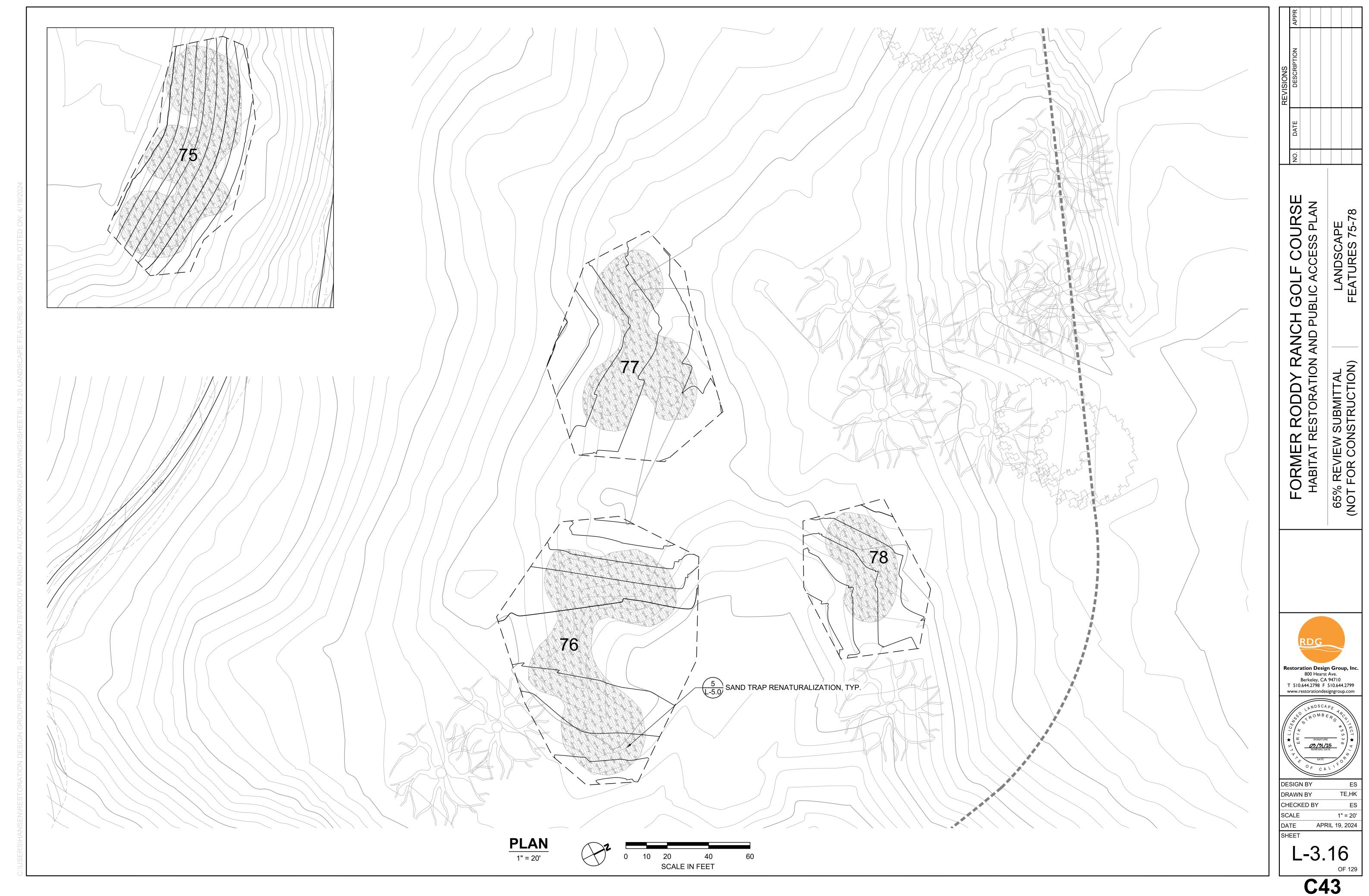


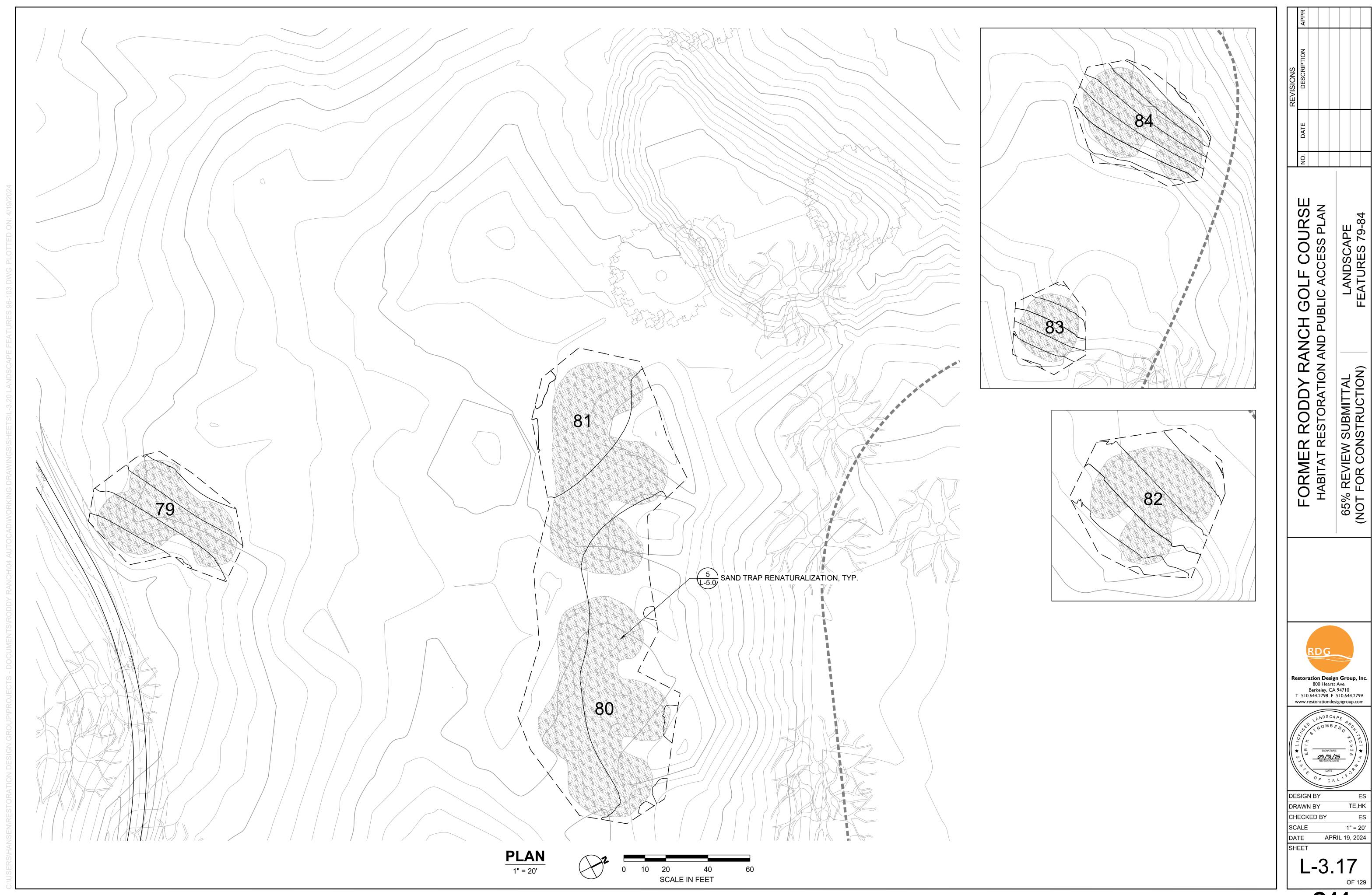




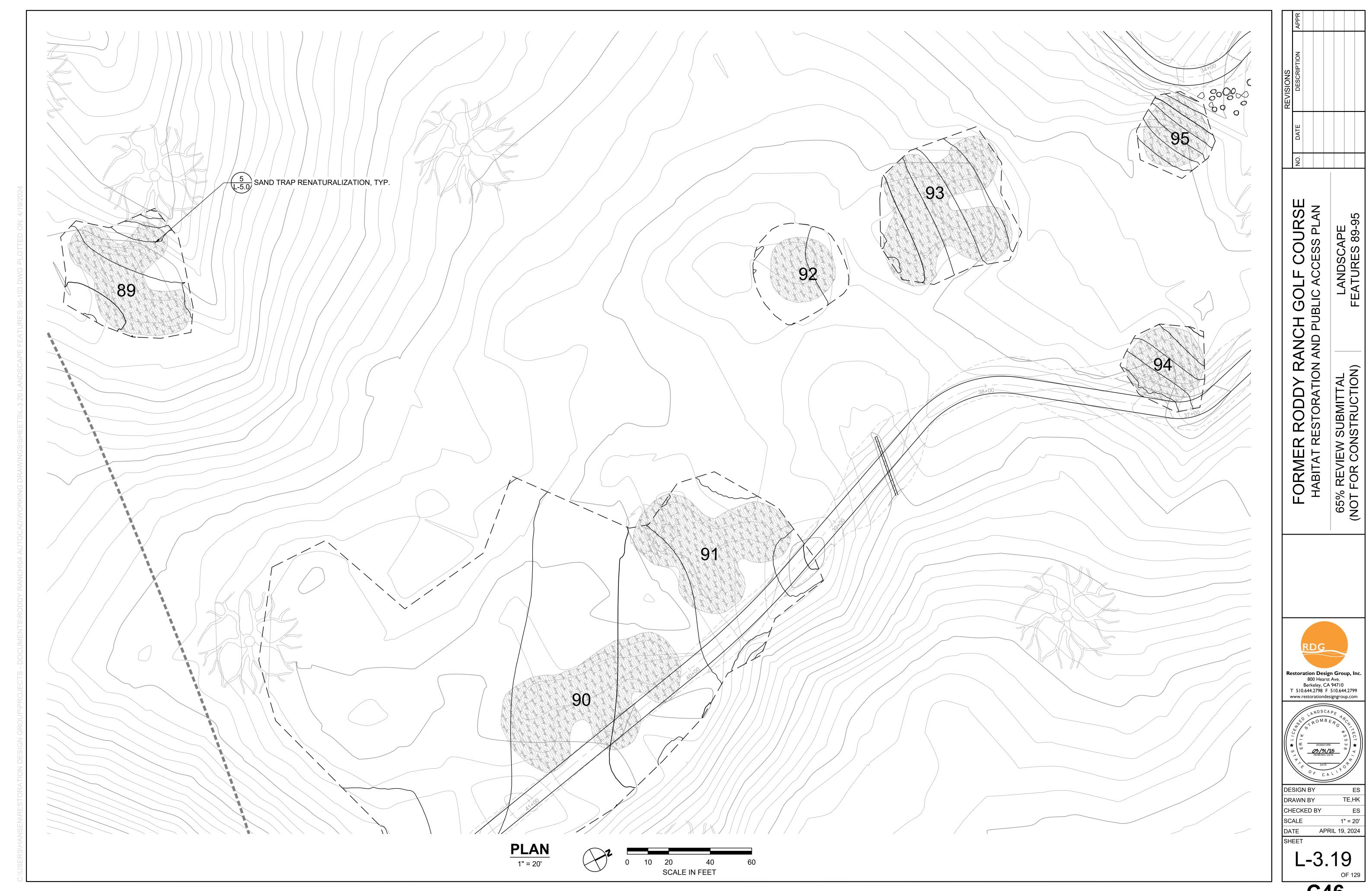


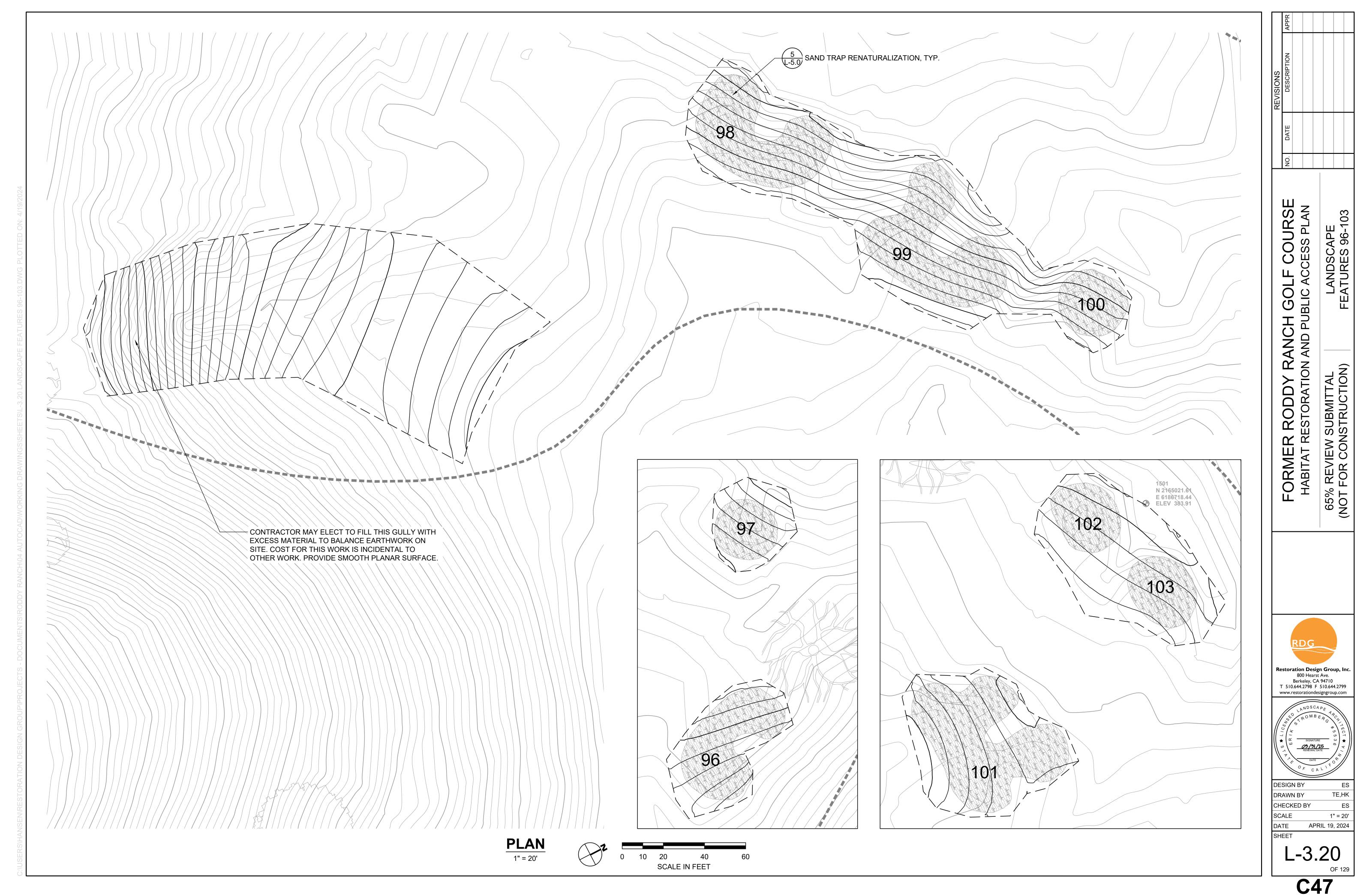


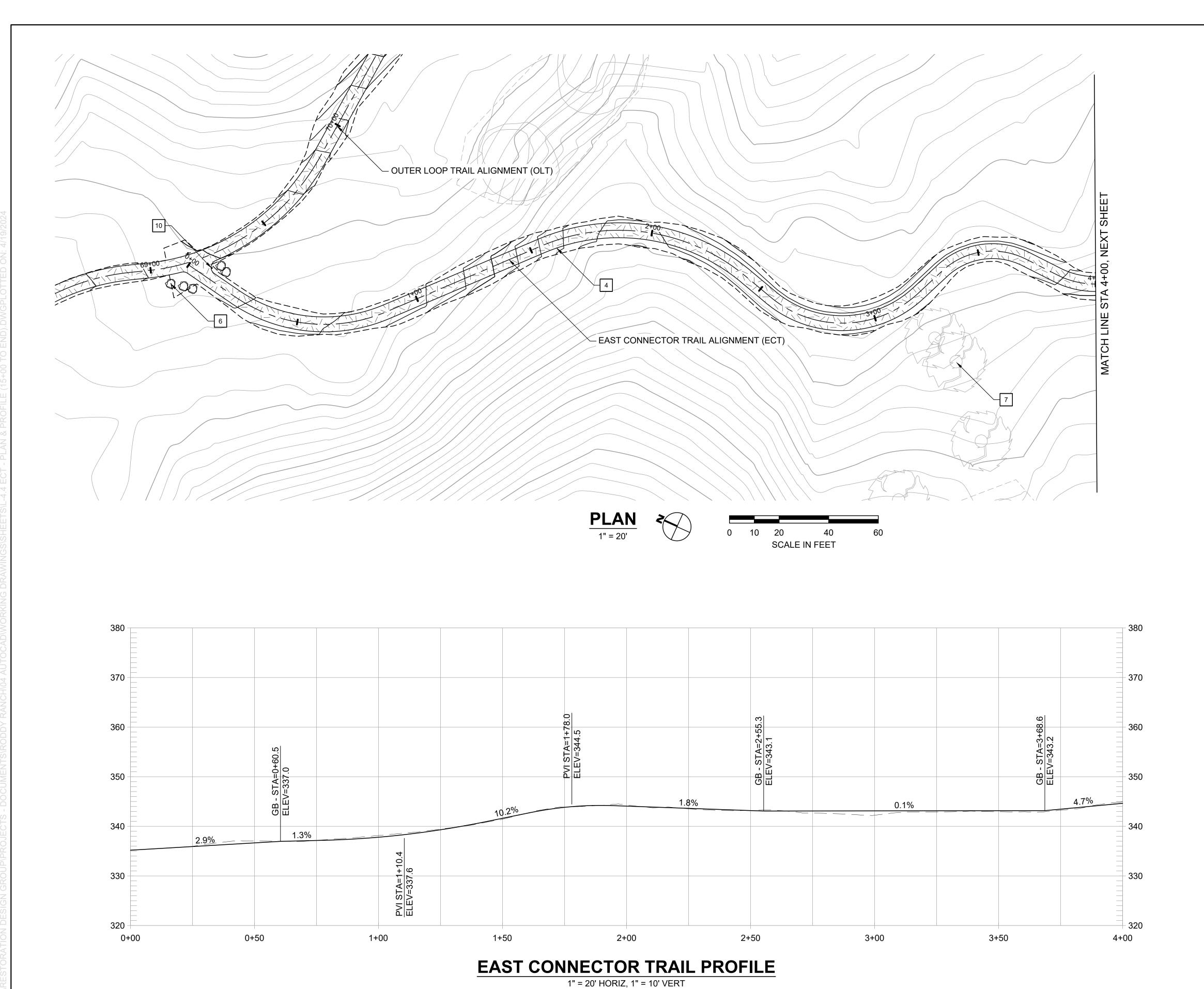






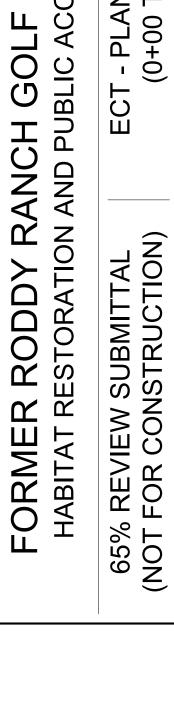






# **CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- CONSTRUCT 8-FT WIDE EARTHEN TRAIL
- 4 CONSTRUCT 6-FT WIDE EARTHEN TRAIL
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- PLACE SITE BOULDER, FOLLOW APPROVED
- PRESERVE AND PROTECT TREE, TYP.
- INSTALL INFORMATION PANEL, EBRPD STD PLAN 305
- INSTALL WAYSIDE PANEL, EBRPD STD PLAN
- INSTALL TRAIL MARKER, EBRPD STD PLAN
- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210



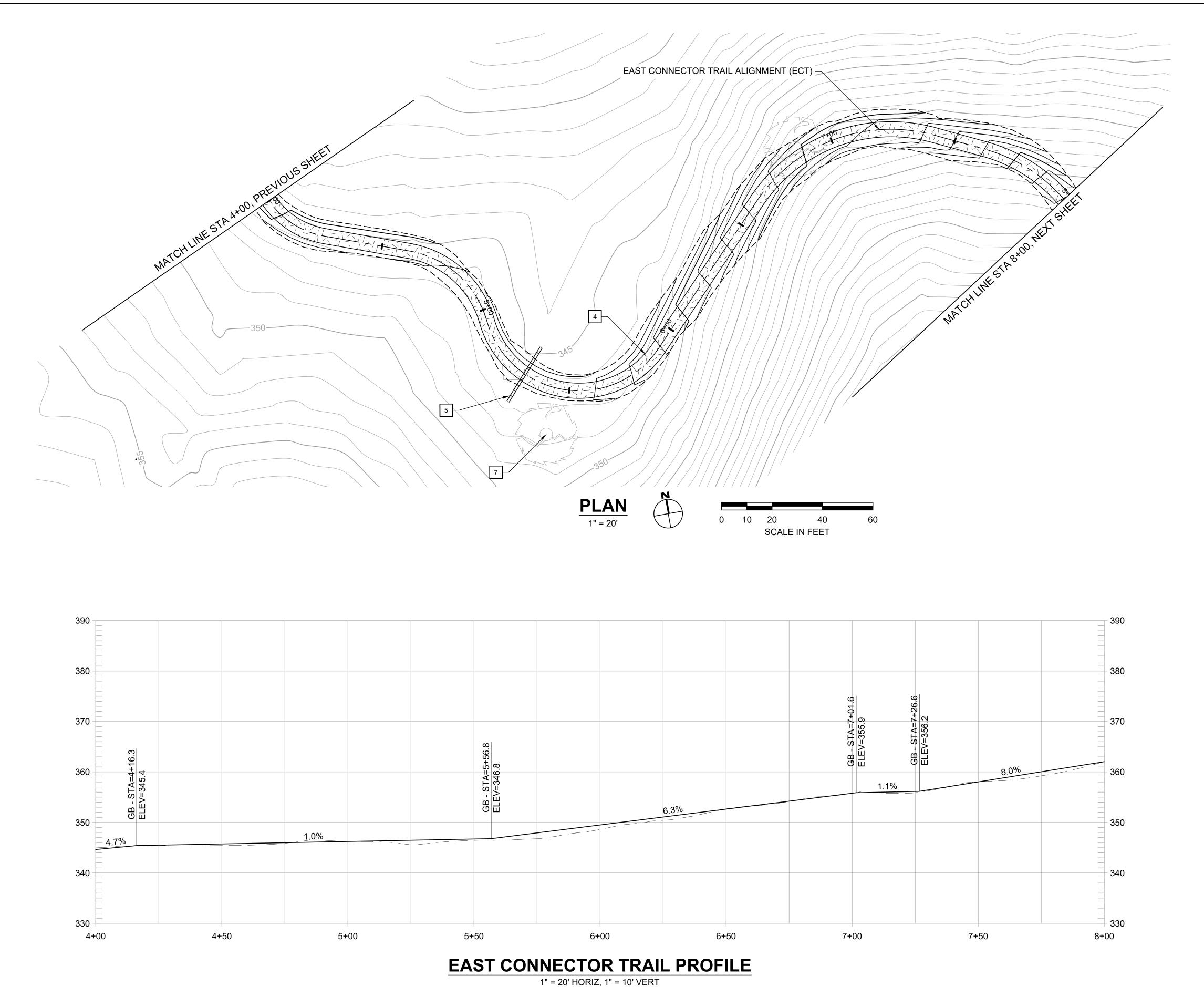
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#### **CONSTRUCTION NOTES:**

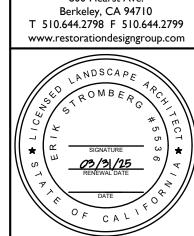
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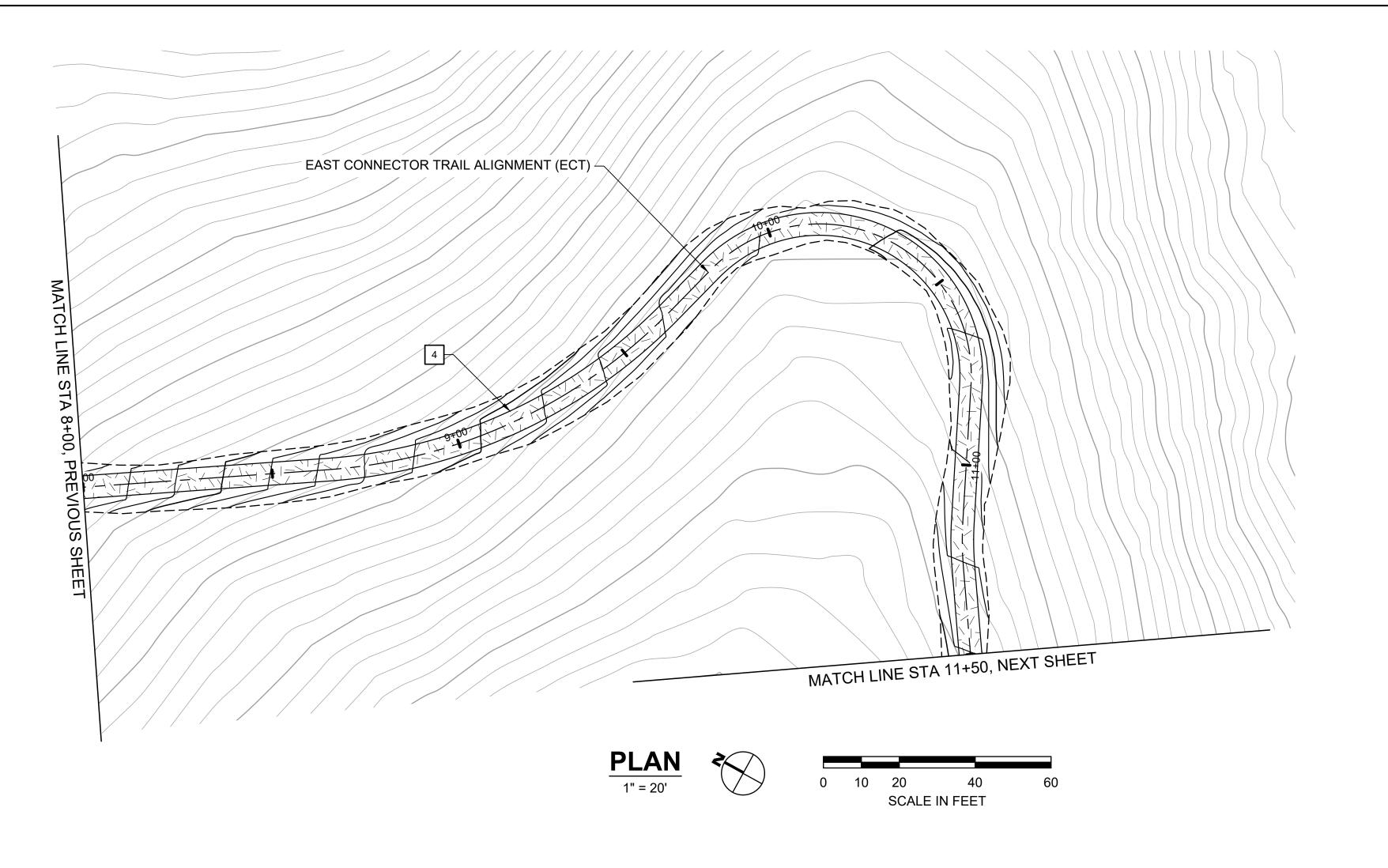
FORMER RODDY RANCH GOLF COURSE HABITAT RESTORATION AND PUBLIC ACCESS PLAN

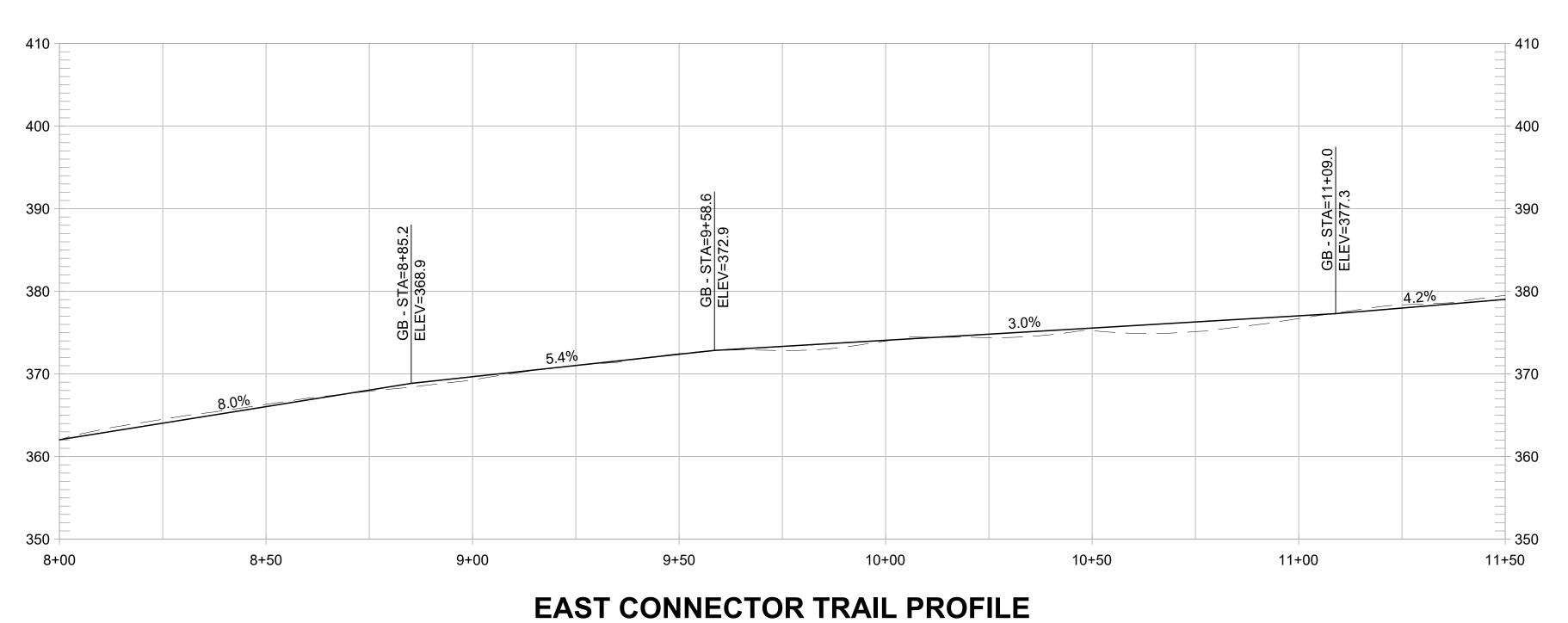
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

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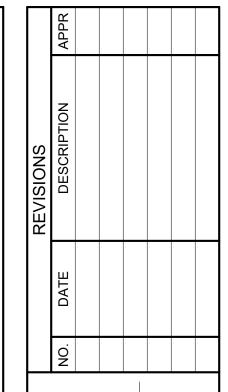
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# **EAST CONNECTOR TRAIL PROFILE**

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

#### **CONSTRUCTION NOTES:**

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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

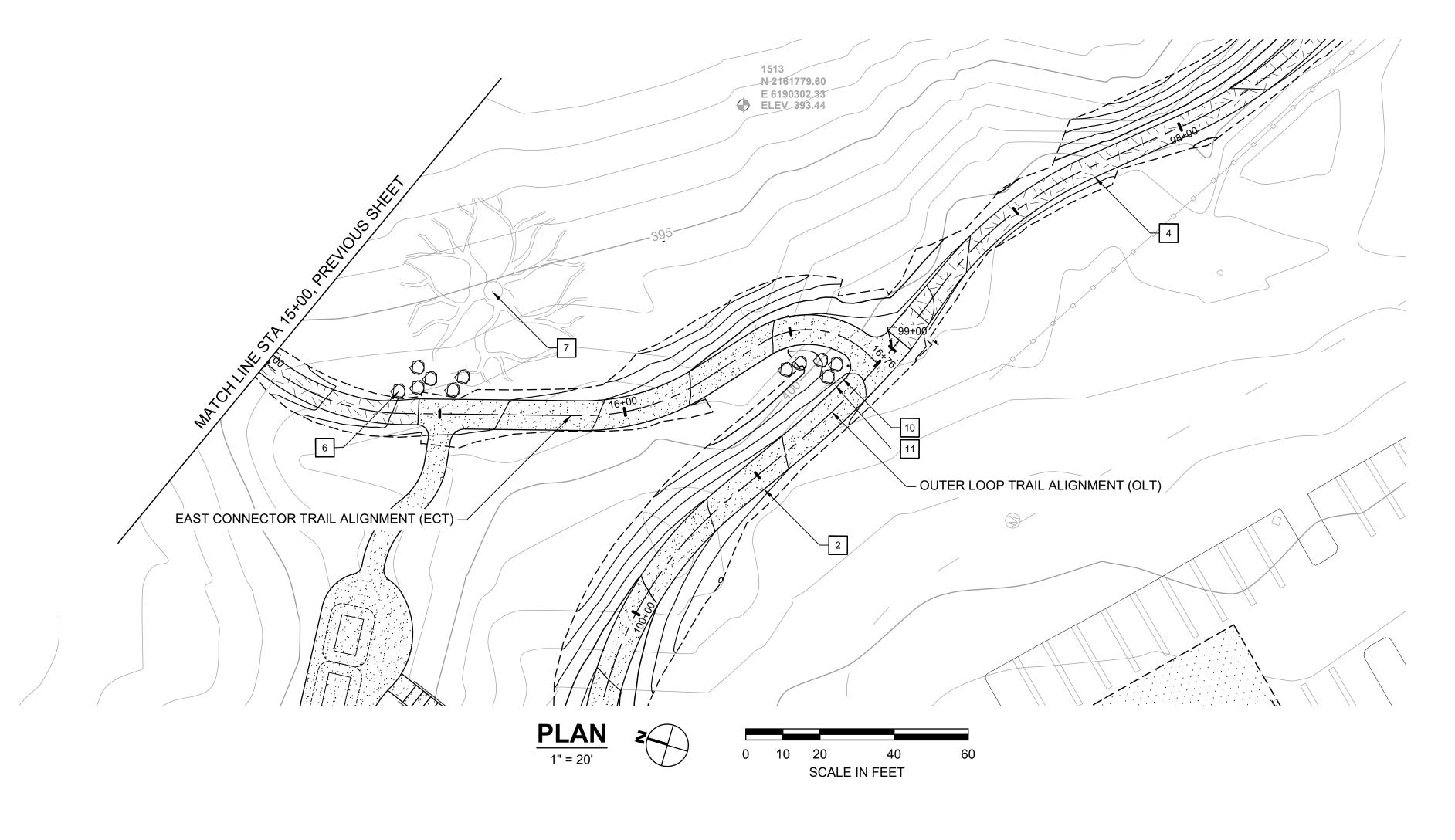


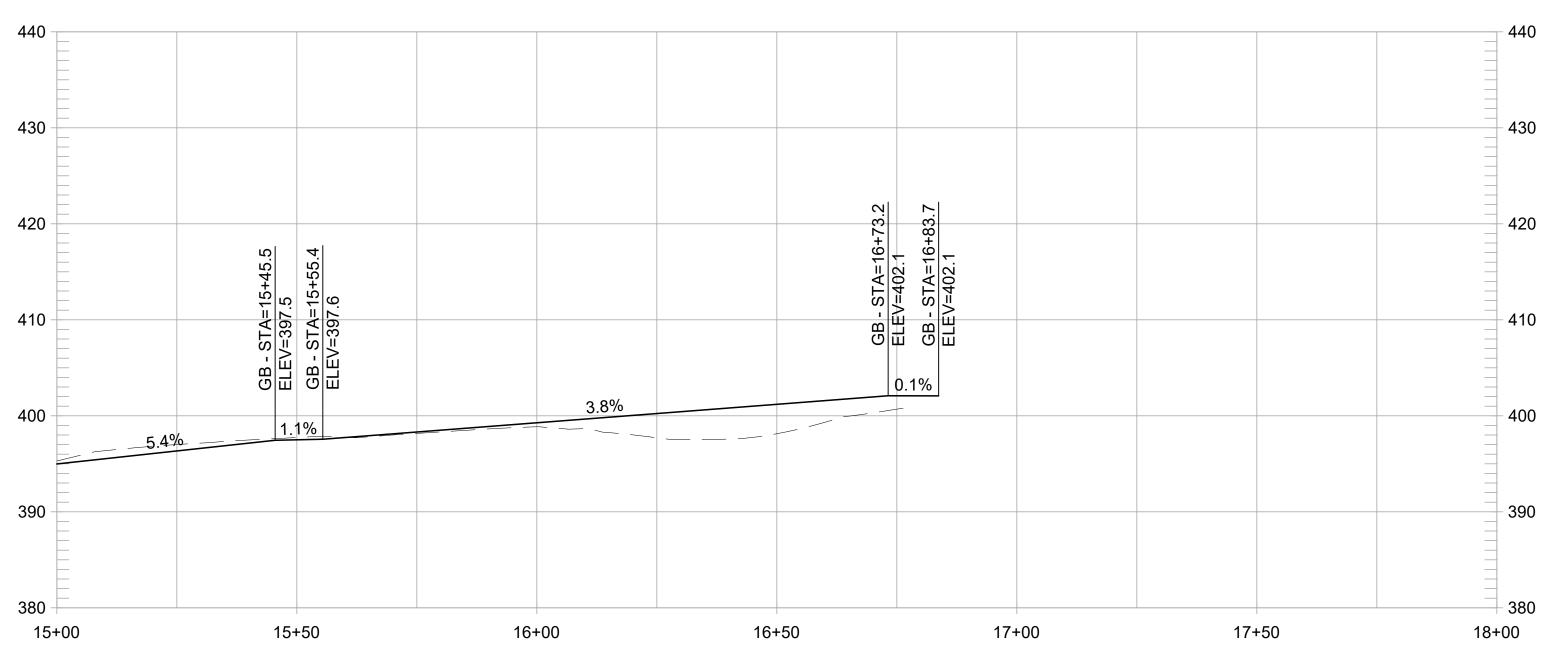
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HABITAT RESTORATION AND PUBLIC ACCESS PLAN
SWEVIEW SUBMITTAL
OT FOR CONSTRUCTION)
(11+50 TO 15+00)





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SCALE	1" = 20'
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# EAST CONNECTOR TRAIL PROFILE

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

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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

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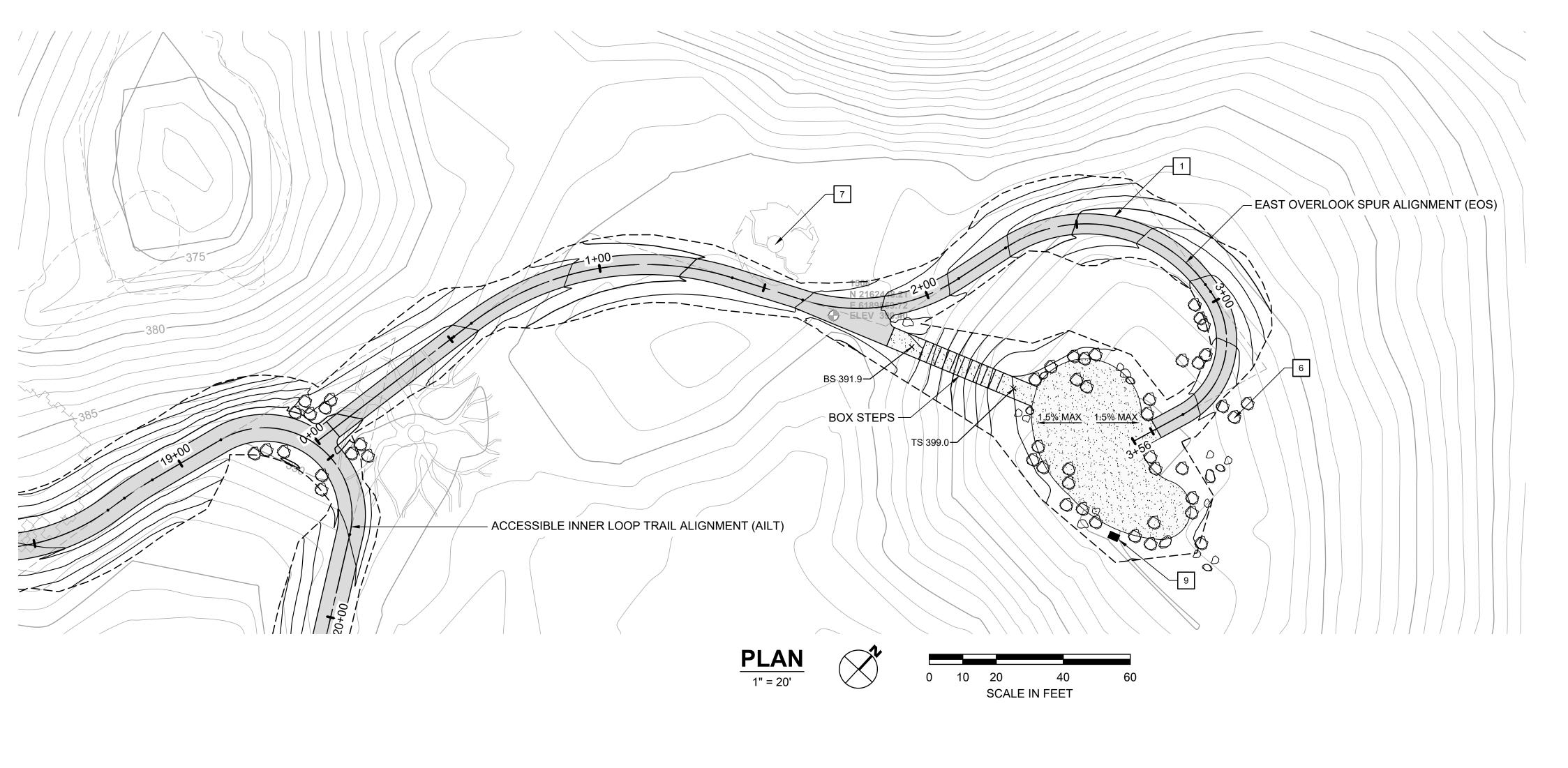


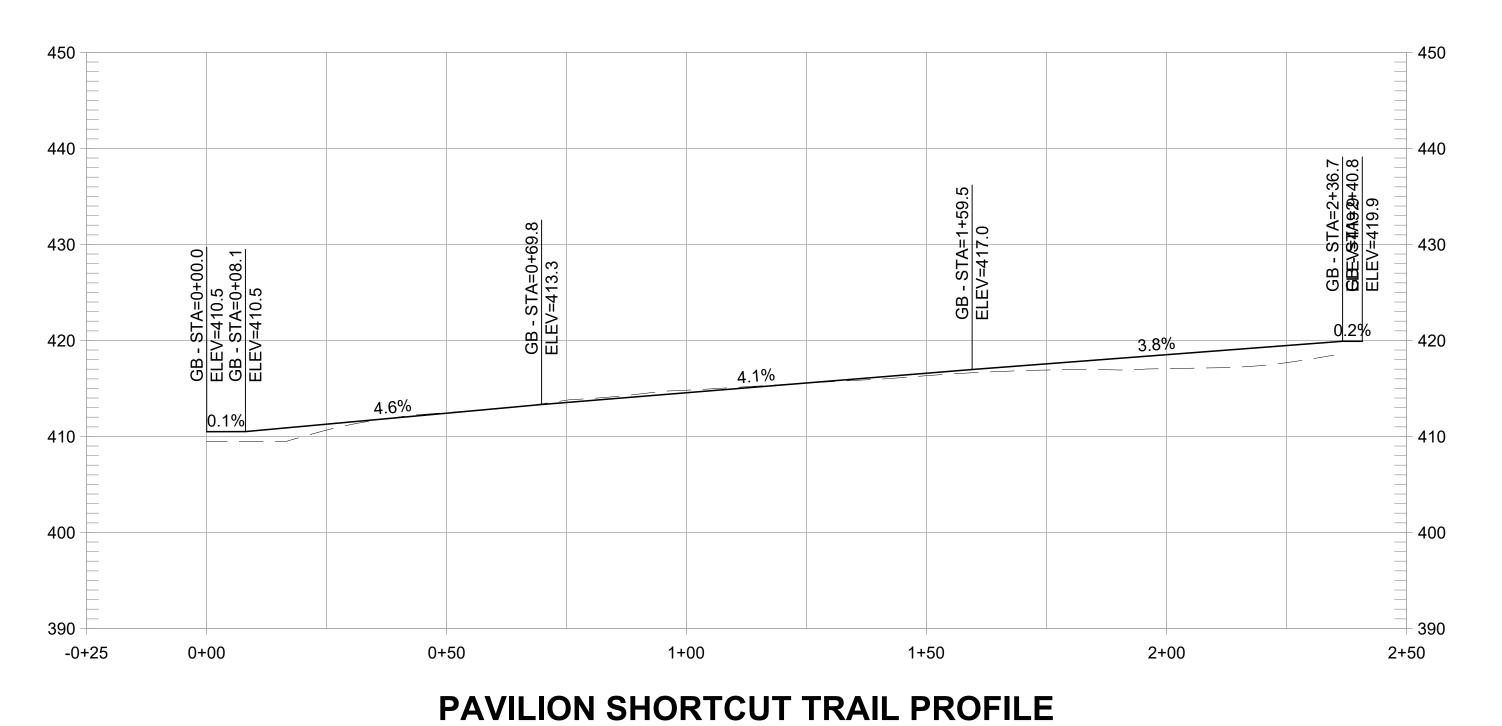
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# **CONSTRUCTION NOTES:**

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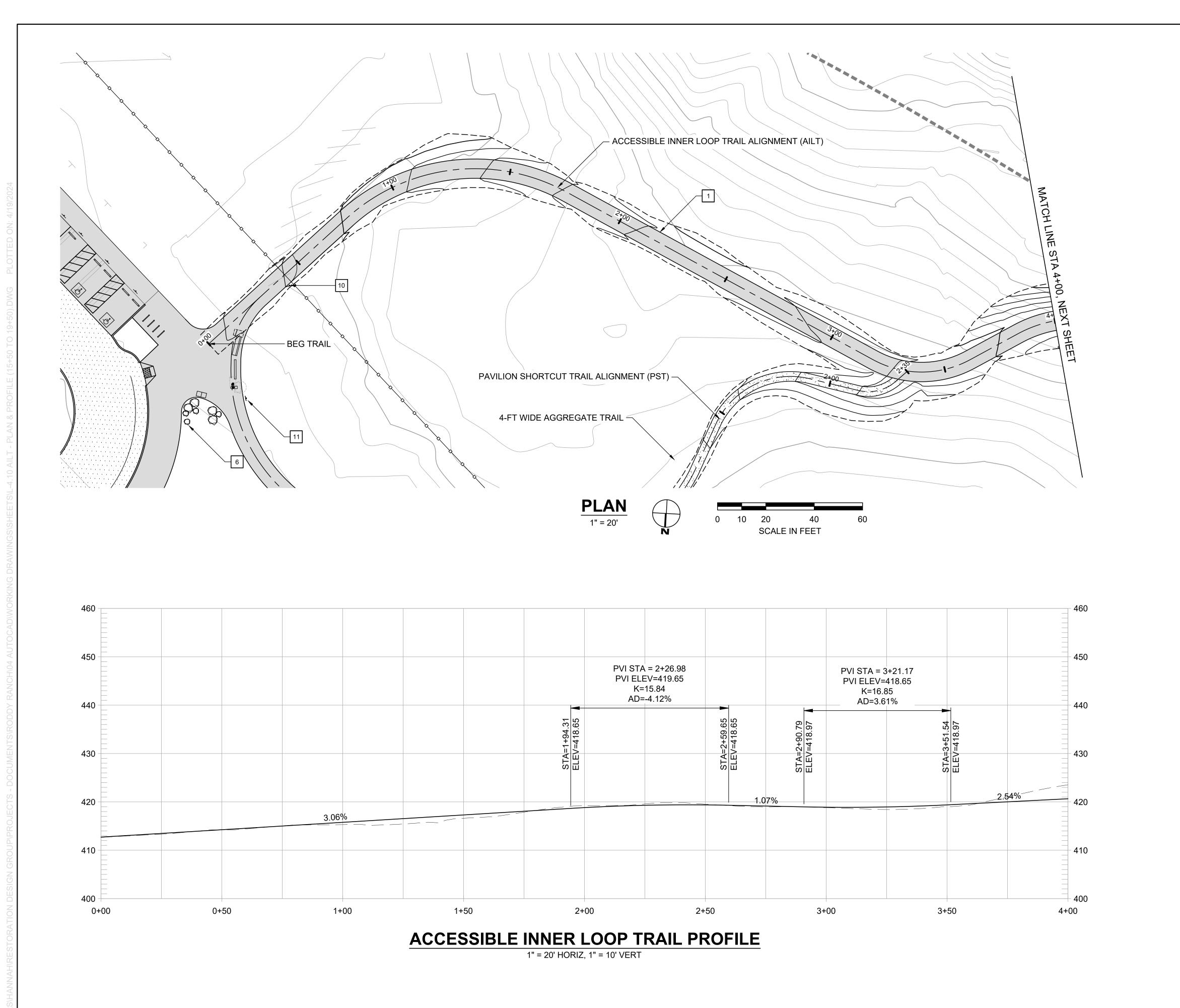
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#### **CONSTRUCTION NOTES:**

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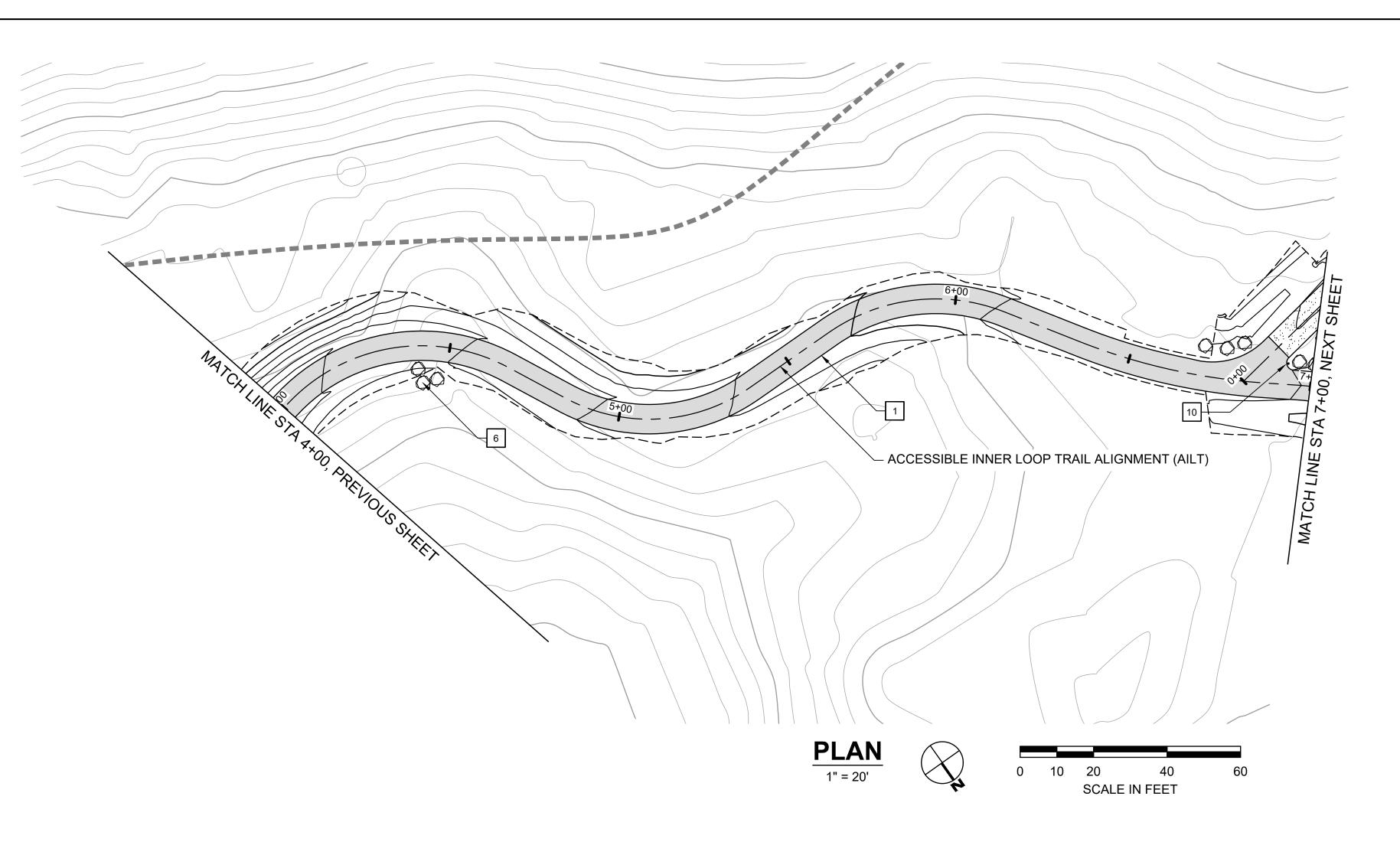
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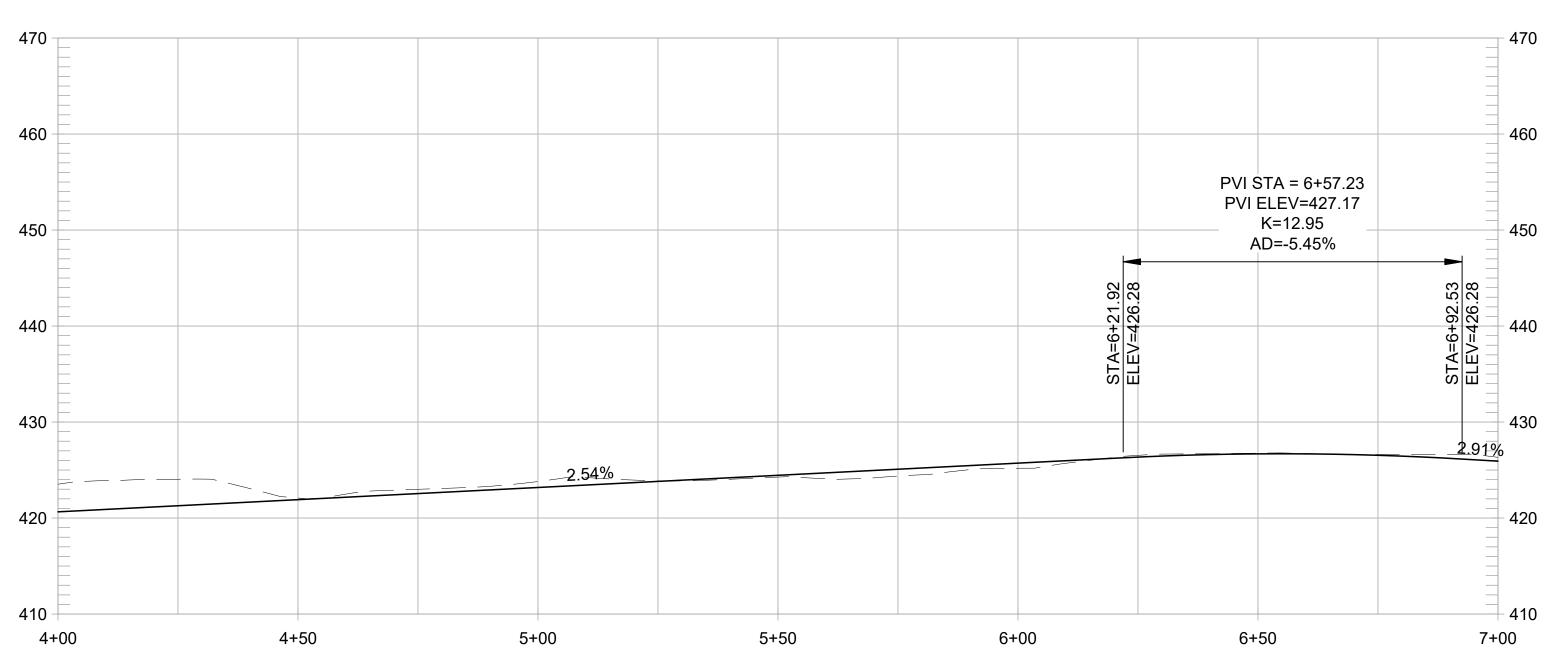
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DATE APRIL 19, 2024





# **ACCESSIBLE INNER LOOP TRAIL PROFILE**

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

# **CONSTRUCTION NOTES:**

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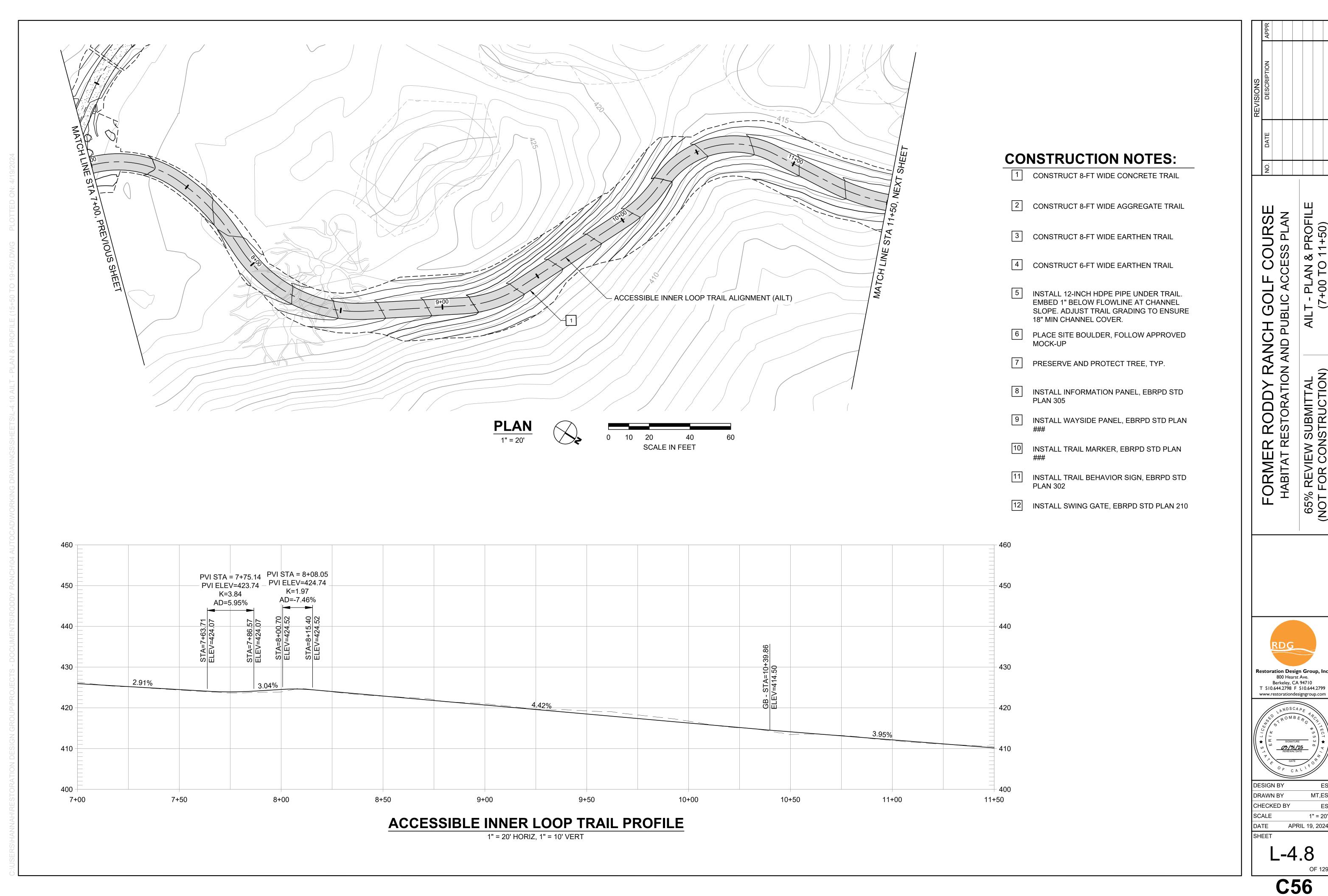
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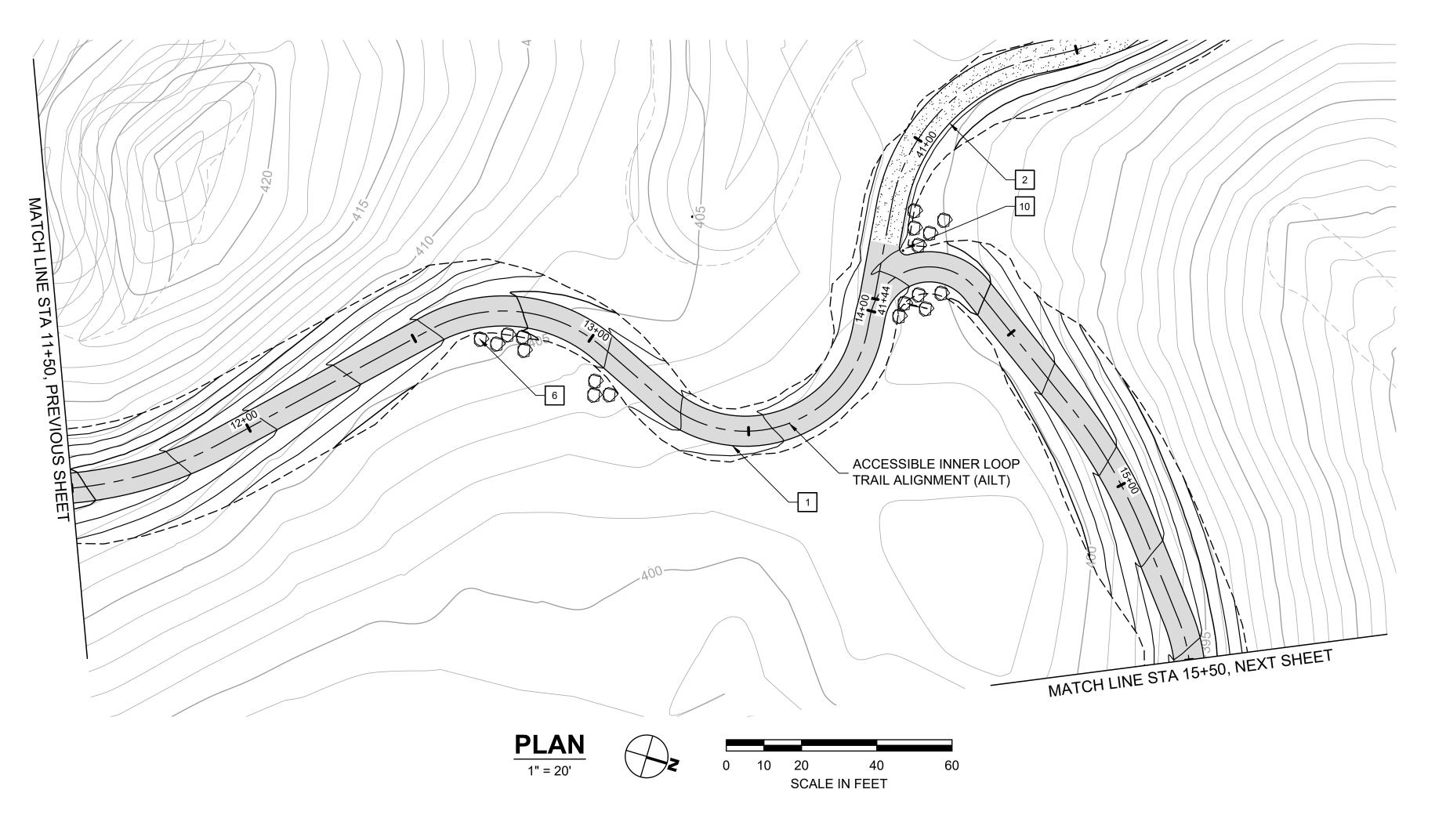
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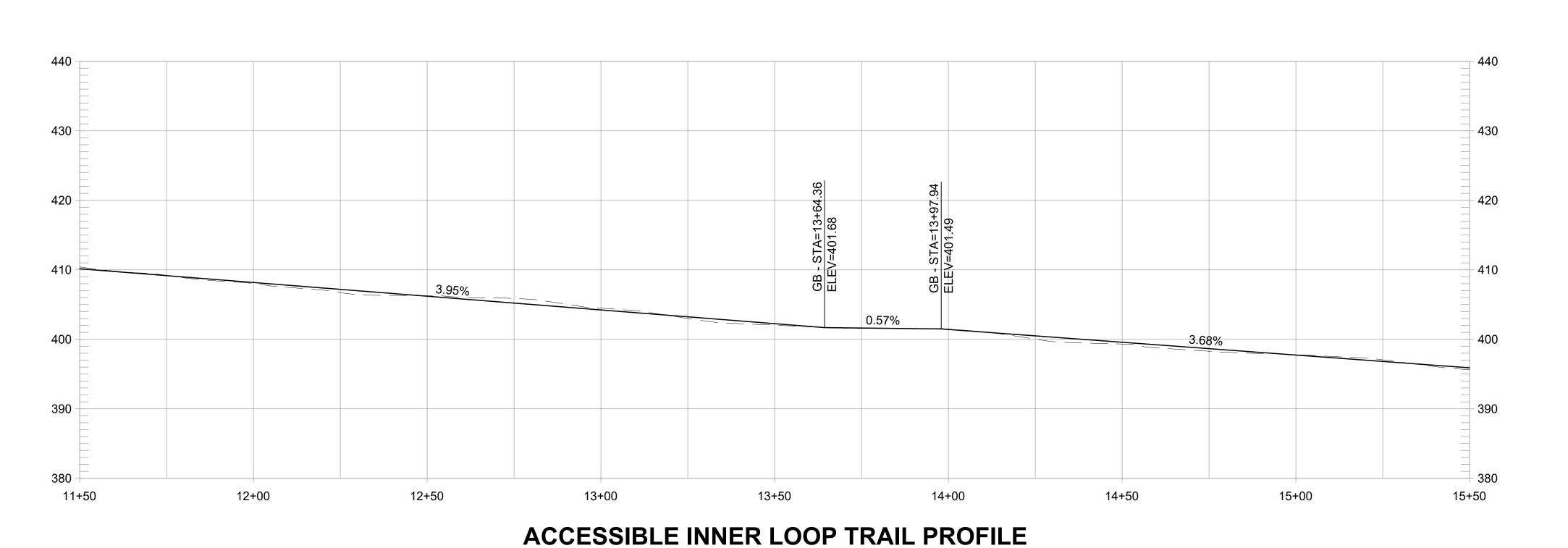
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5% REVIEW SUBMITTAL OT FOR CONSTRUCTION)





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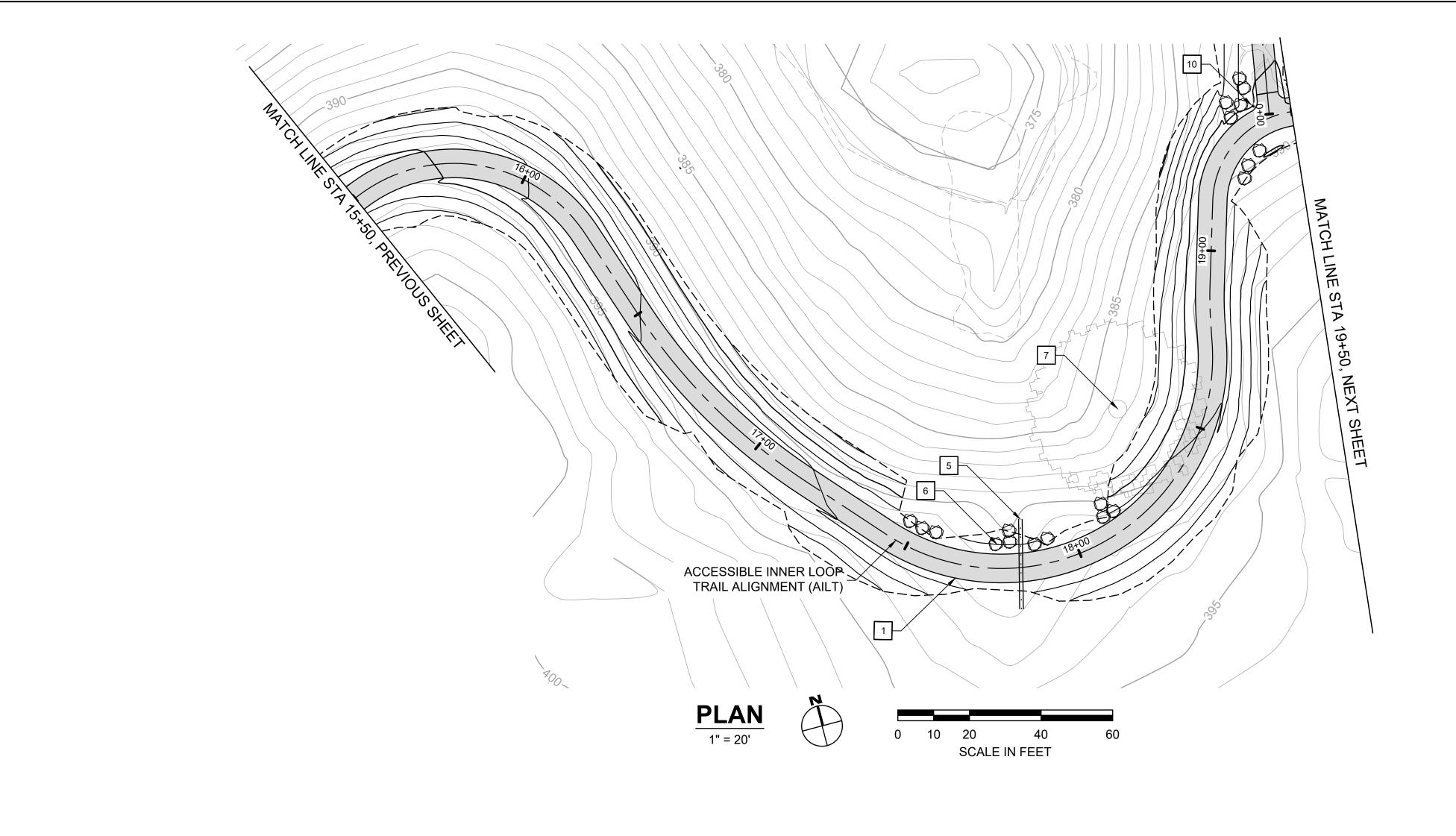
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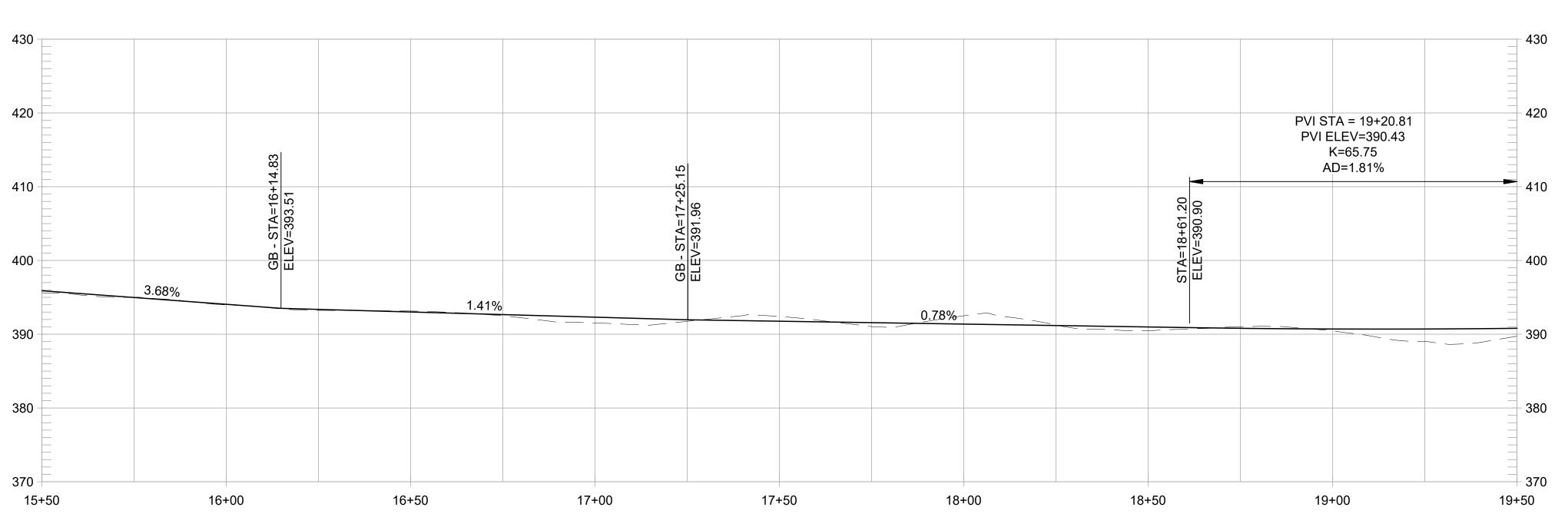


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**ACCESSIBLE INNER LOOP TRAIL PROFILE** 

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

#### **CONSTRUCTION NOTES:**

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(15+50 TO 19+50)

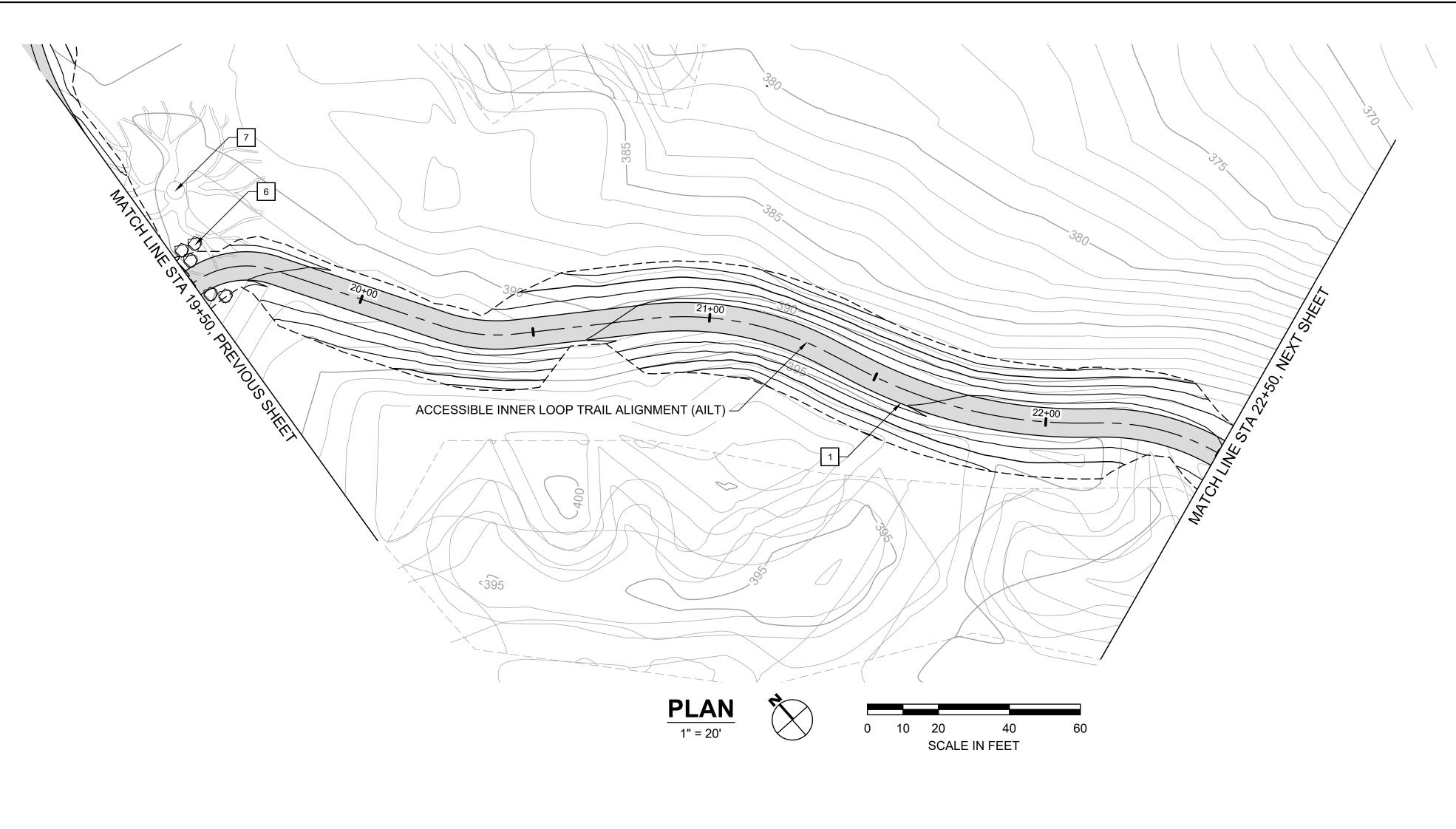
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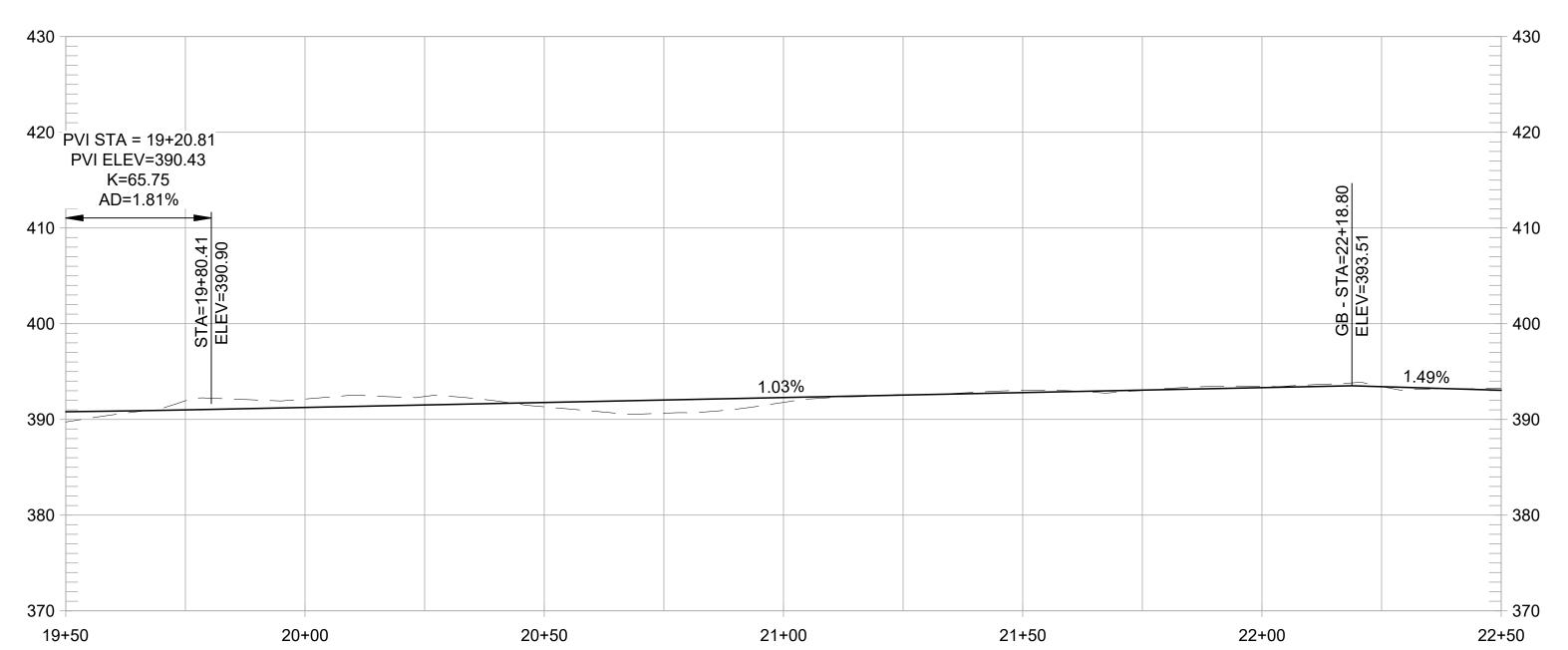


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# **ACCESSIBLE INNER LOOP TRAIL PROFILE**

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

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FORMER RODDY RANCH GOLF COURSE
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(19+50 TO 22+50)

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Berkeley, CA 94710
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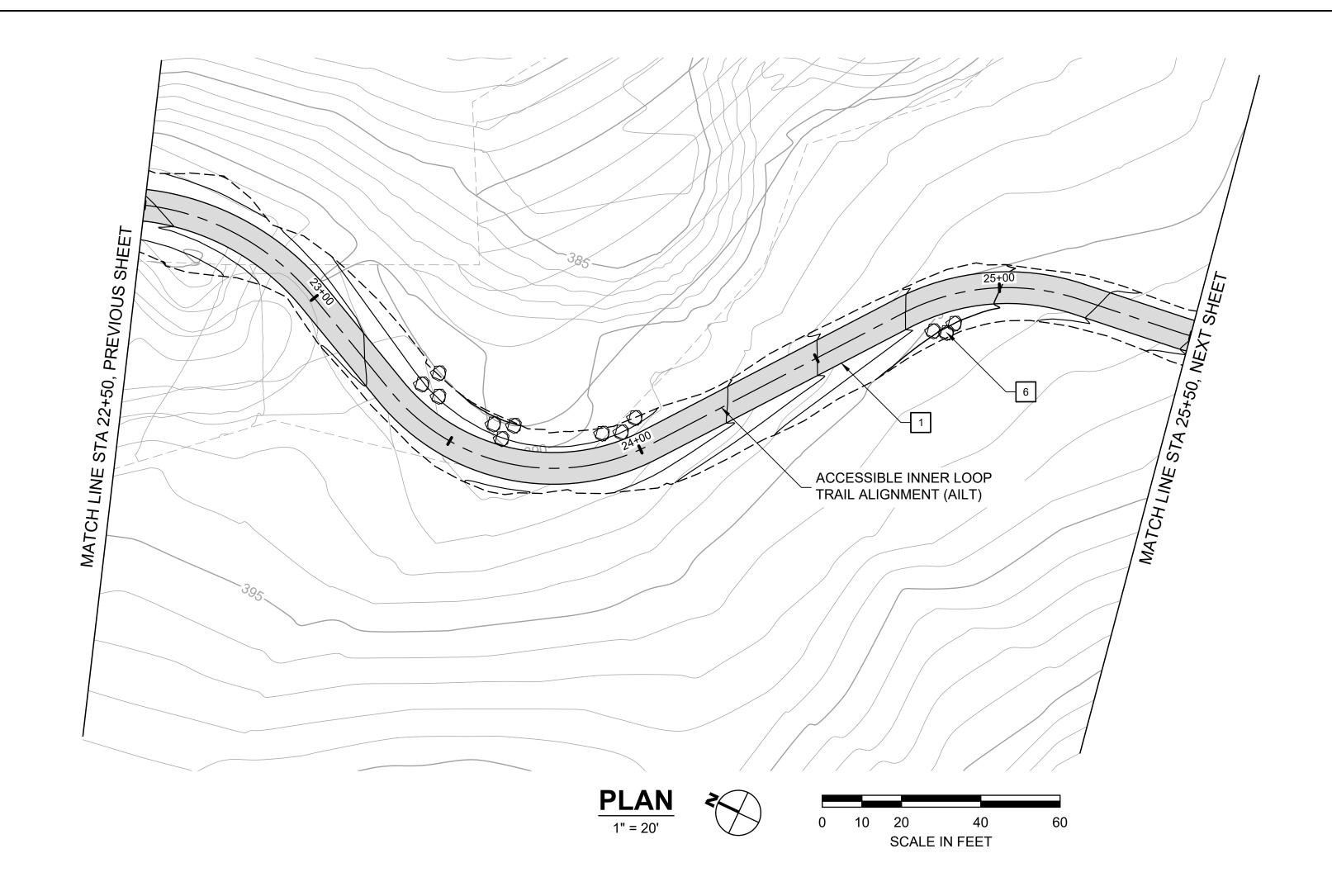
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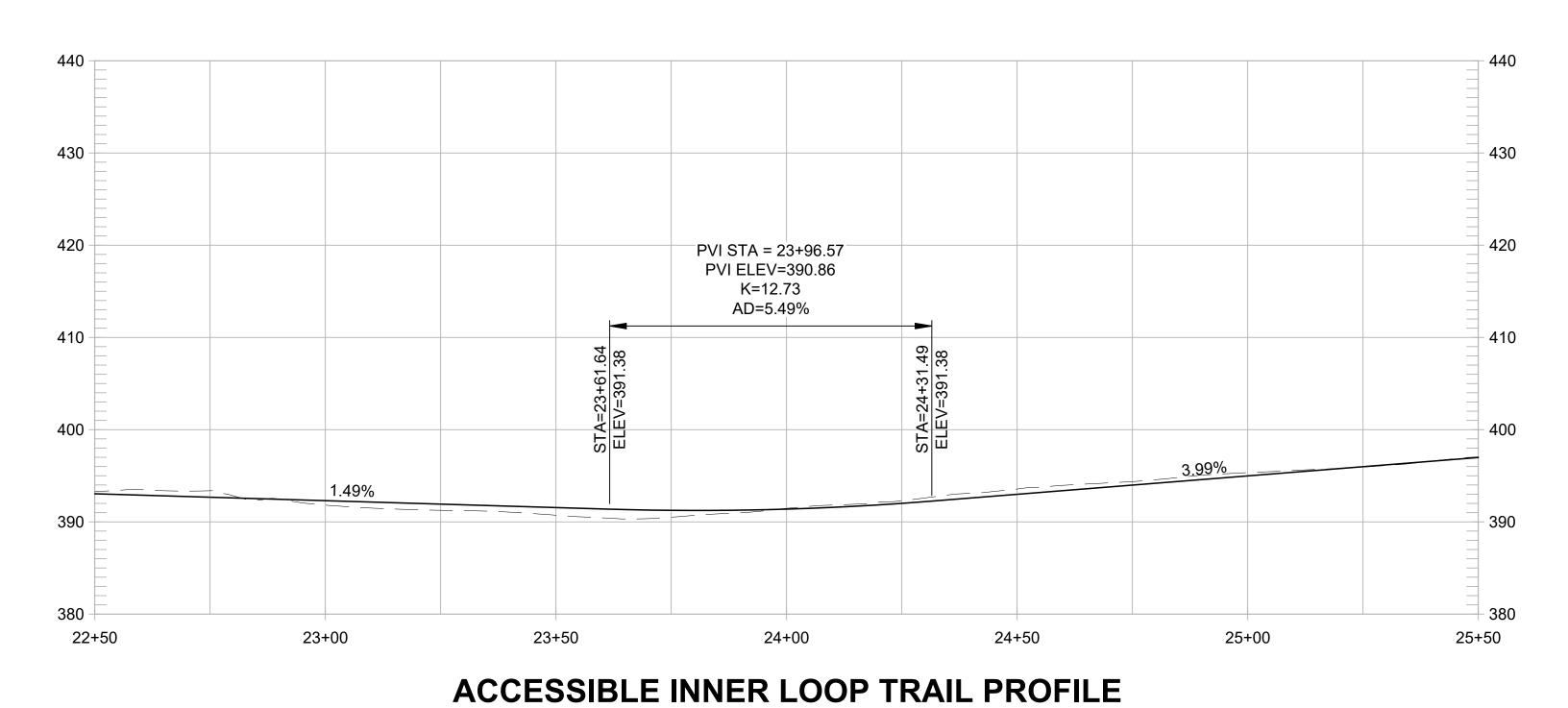
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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

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AILT - PLAN & PROFILE (22+50 TO 25+50) FORMER RODDY RANCH GOLF HABITAT RESTORATION AND PUBLIC AC

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DESIGN BY MT,ES DRAWN BY CHECKED BY APRIL 19, 2024

# ACCESSIBLE INNER LOOP TRAIL ALIGNMENT (AILT) PLAN 1" = 20' SCALE IN FEET



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

# **CONSTRUCTION NOTES:**

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

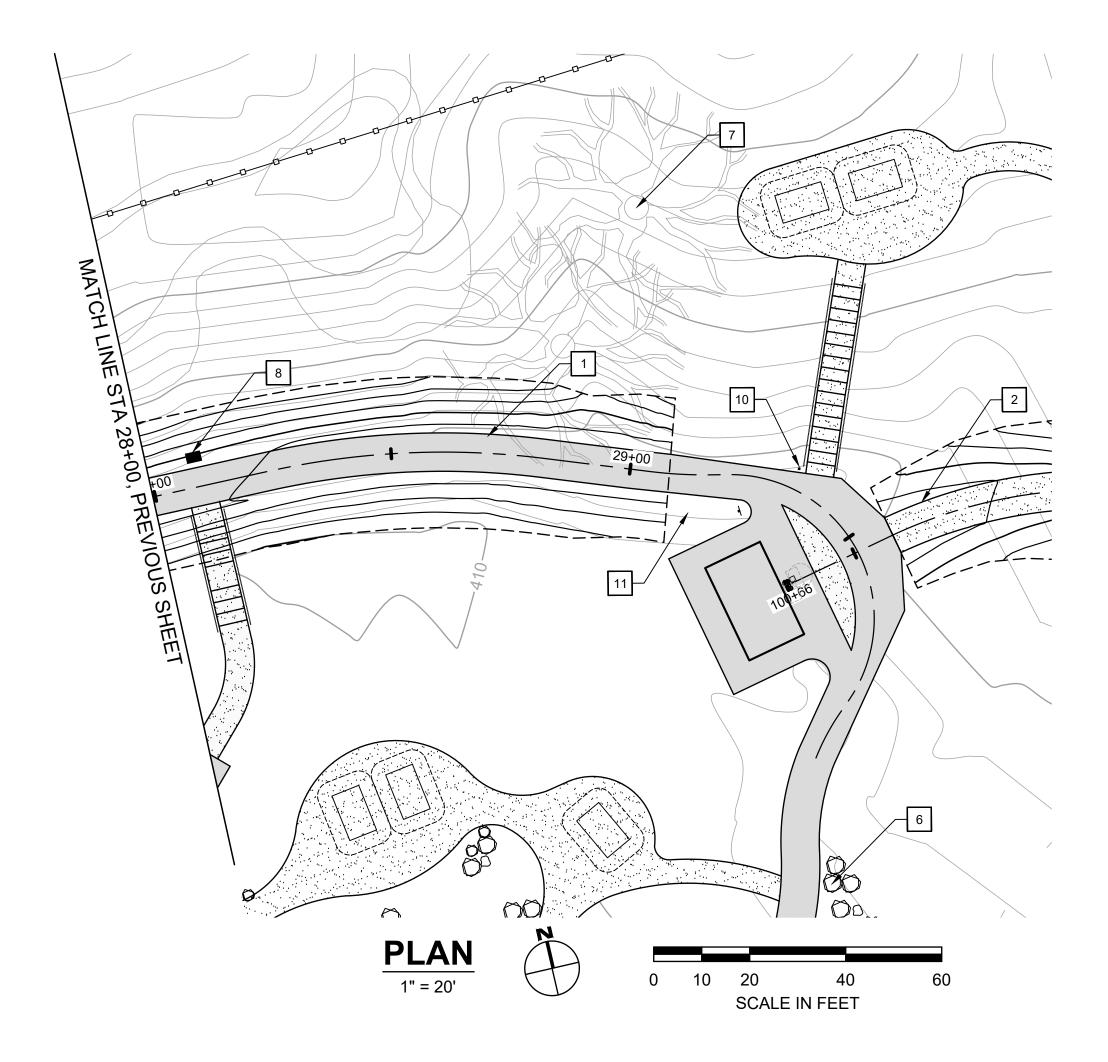
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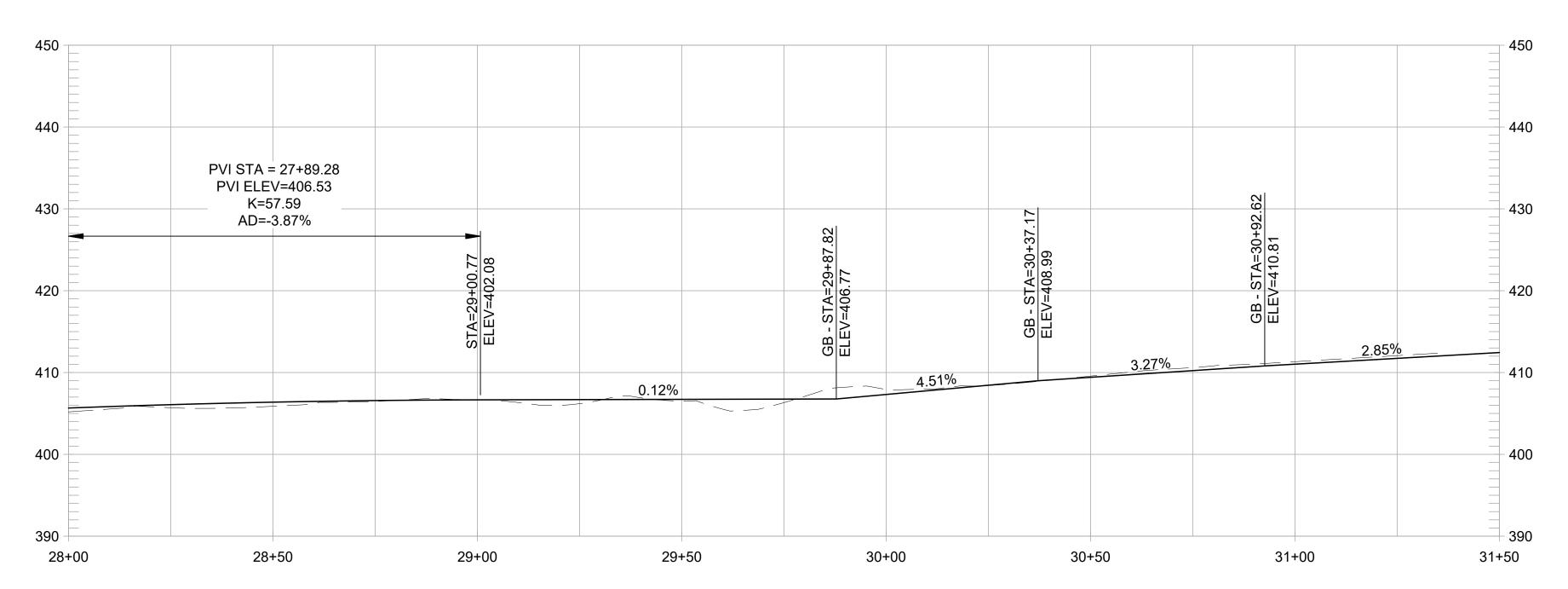
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- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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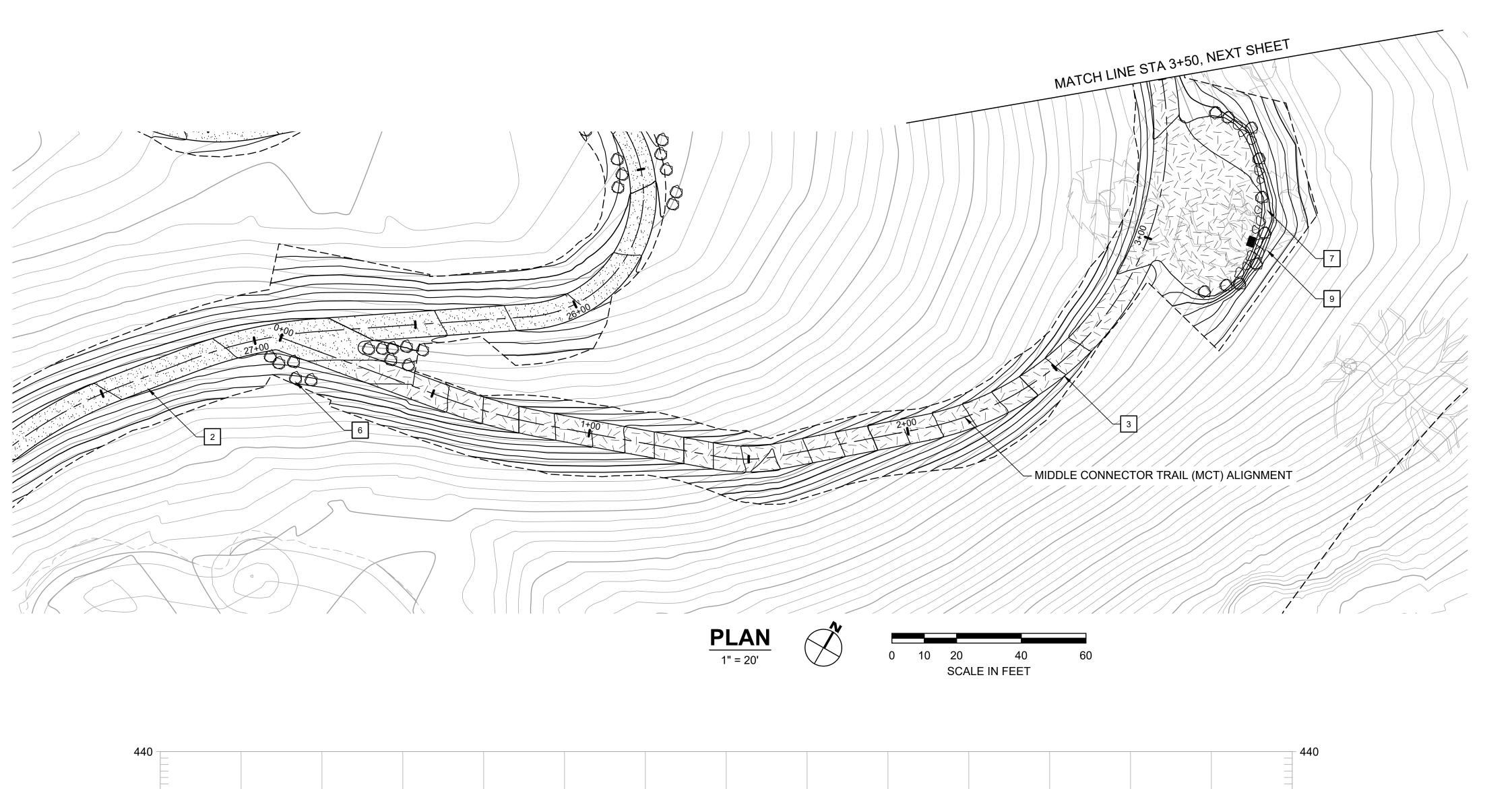
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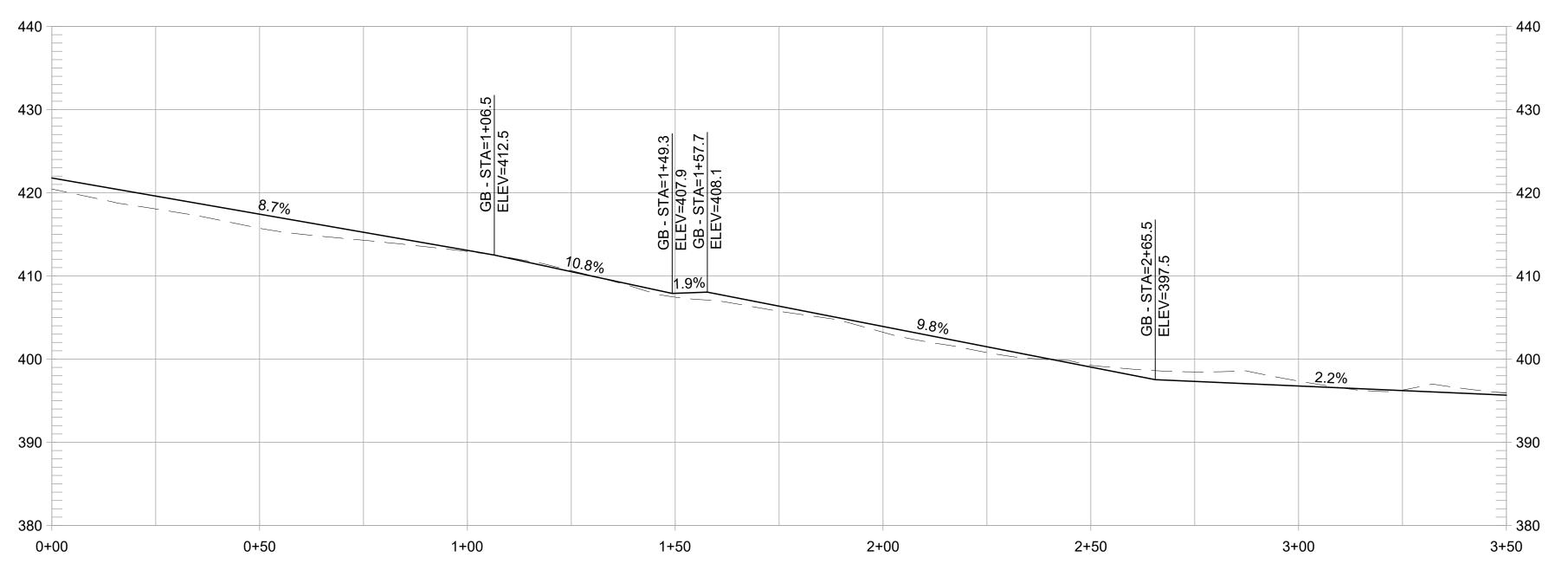
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SCALE 1" = 20'
DATE APRIL 19, 2024

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**ACCESSIBLE INNER LOOP TRAIL PROFILE** 

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





# MIDDLE CONNECTOR TRAIL PROFILE

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

#### **CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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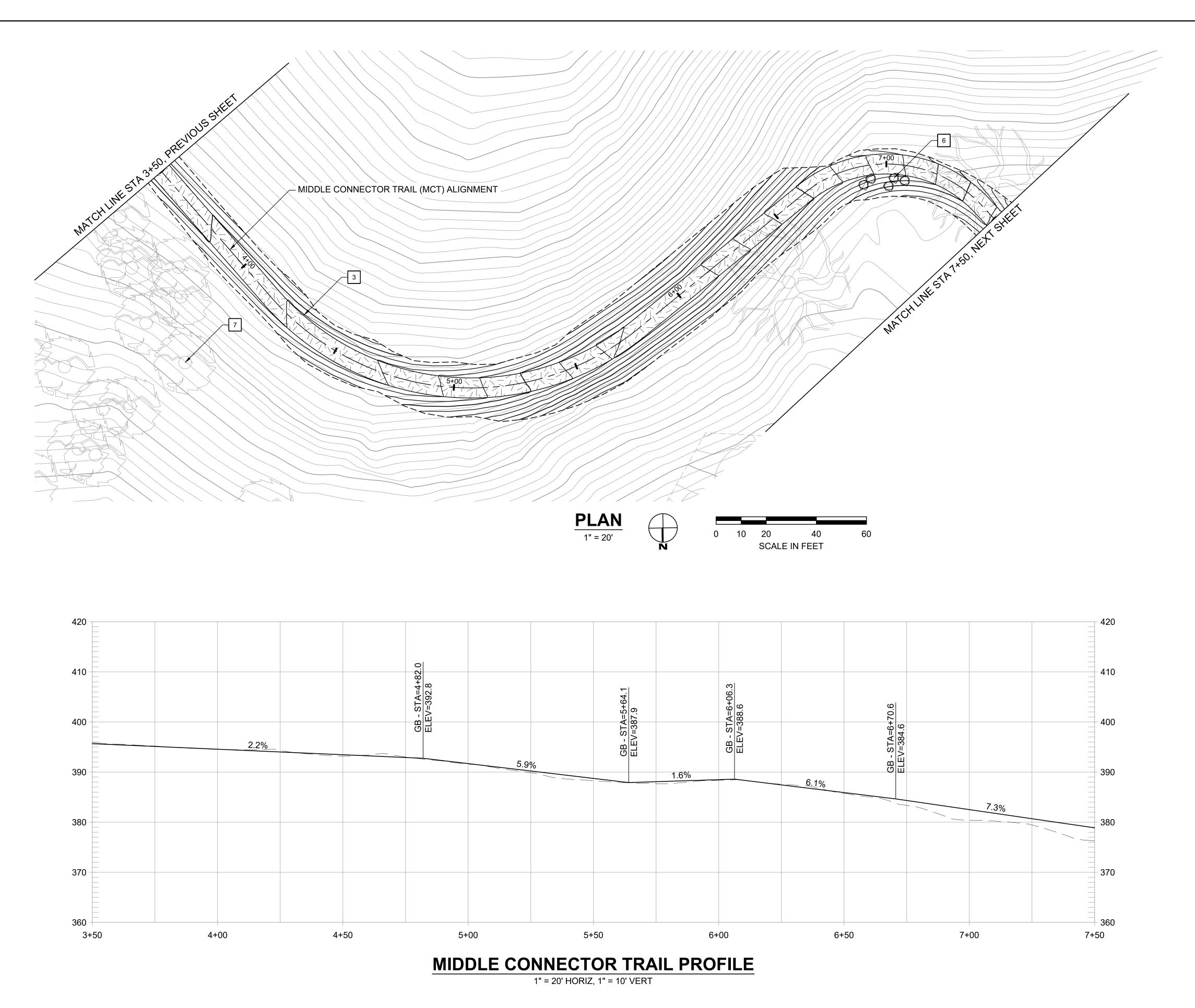
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DESIGN BY ES
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SCALE 1" = 20'
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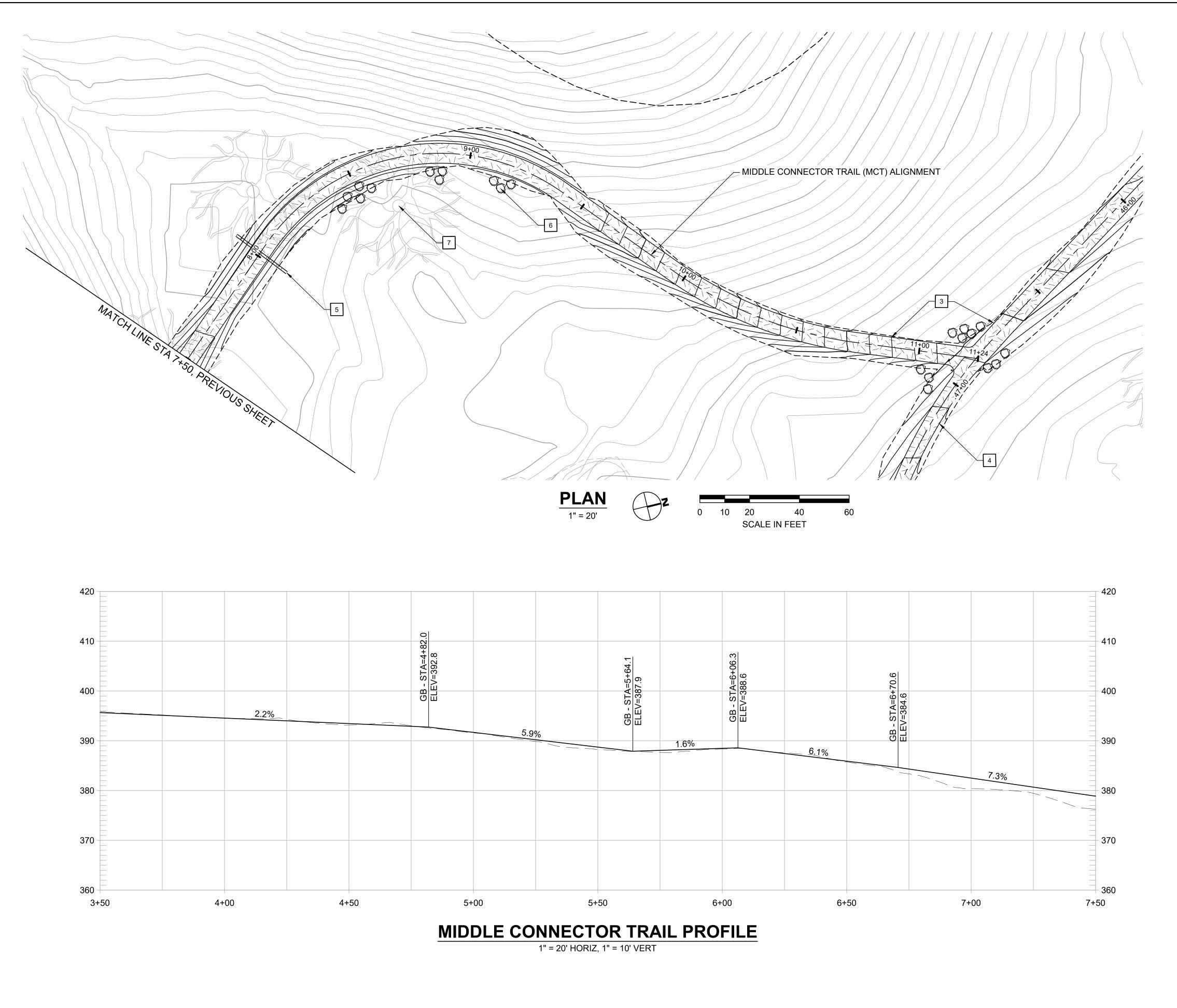


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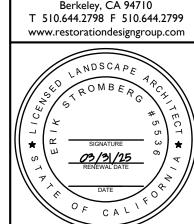
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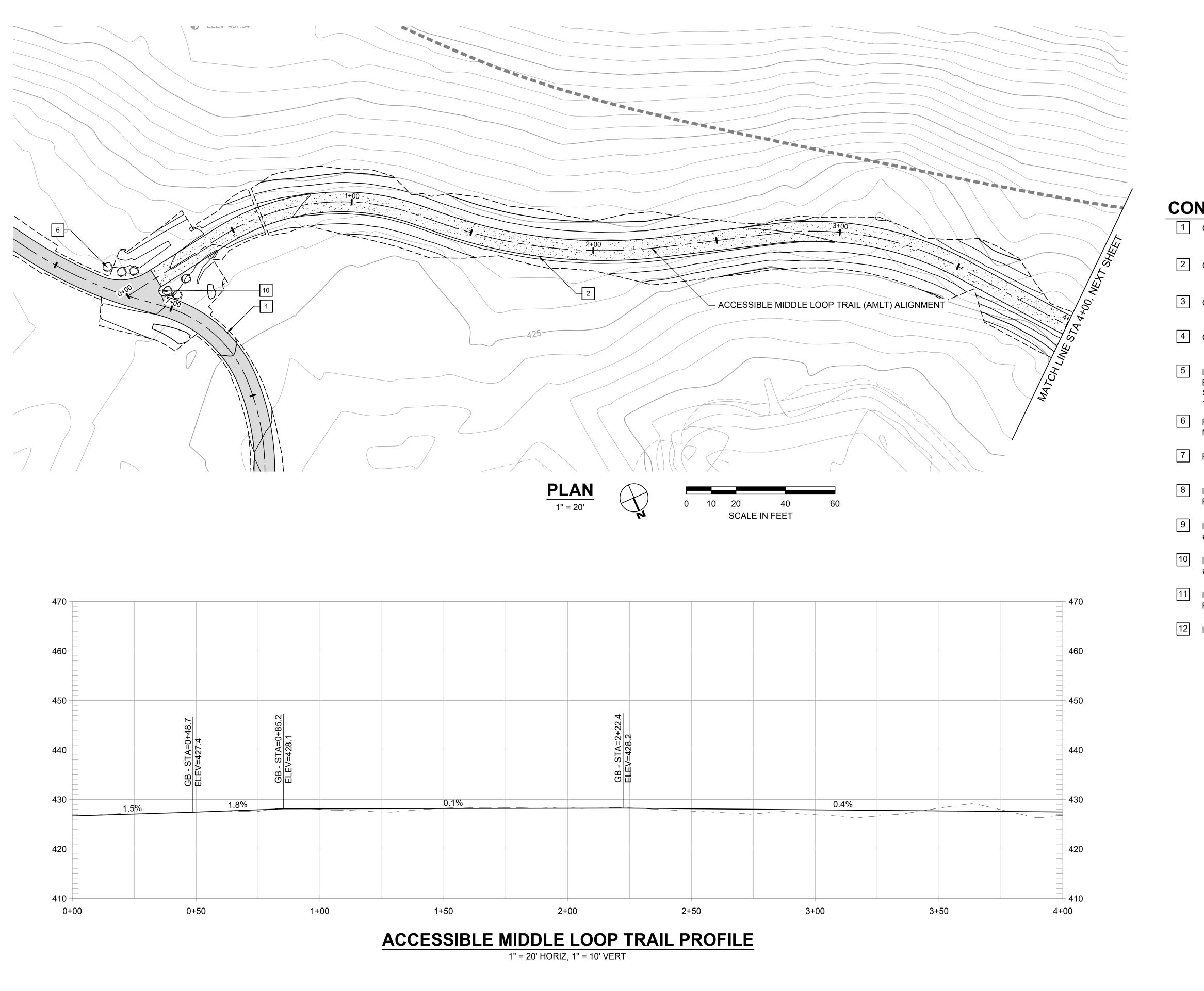
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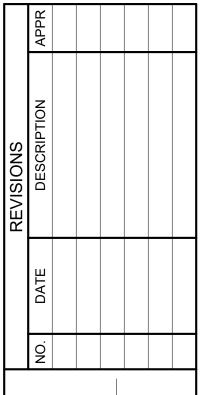




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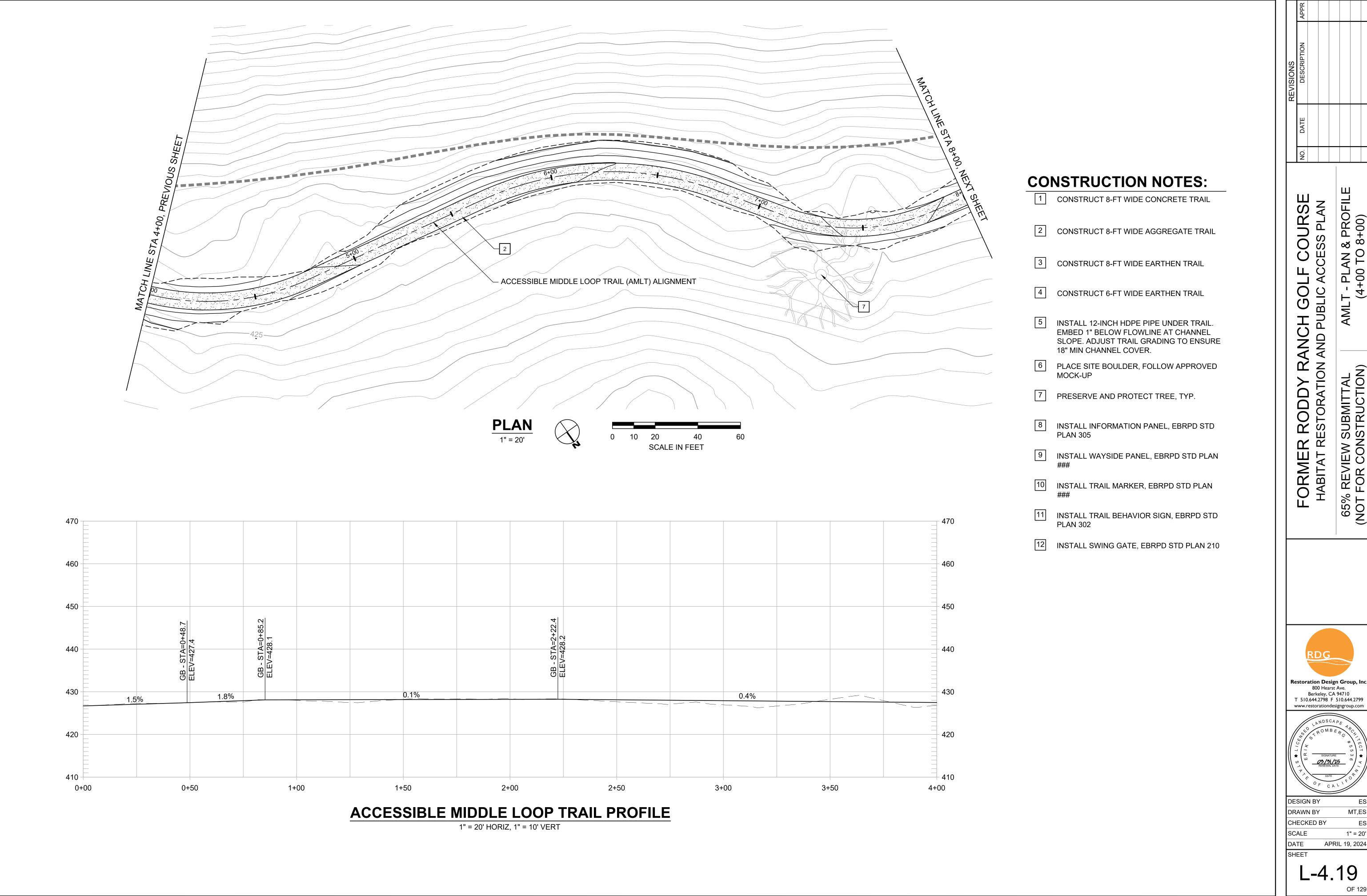
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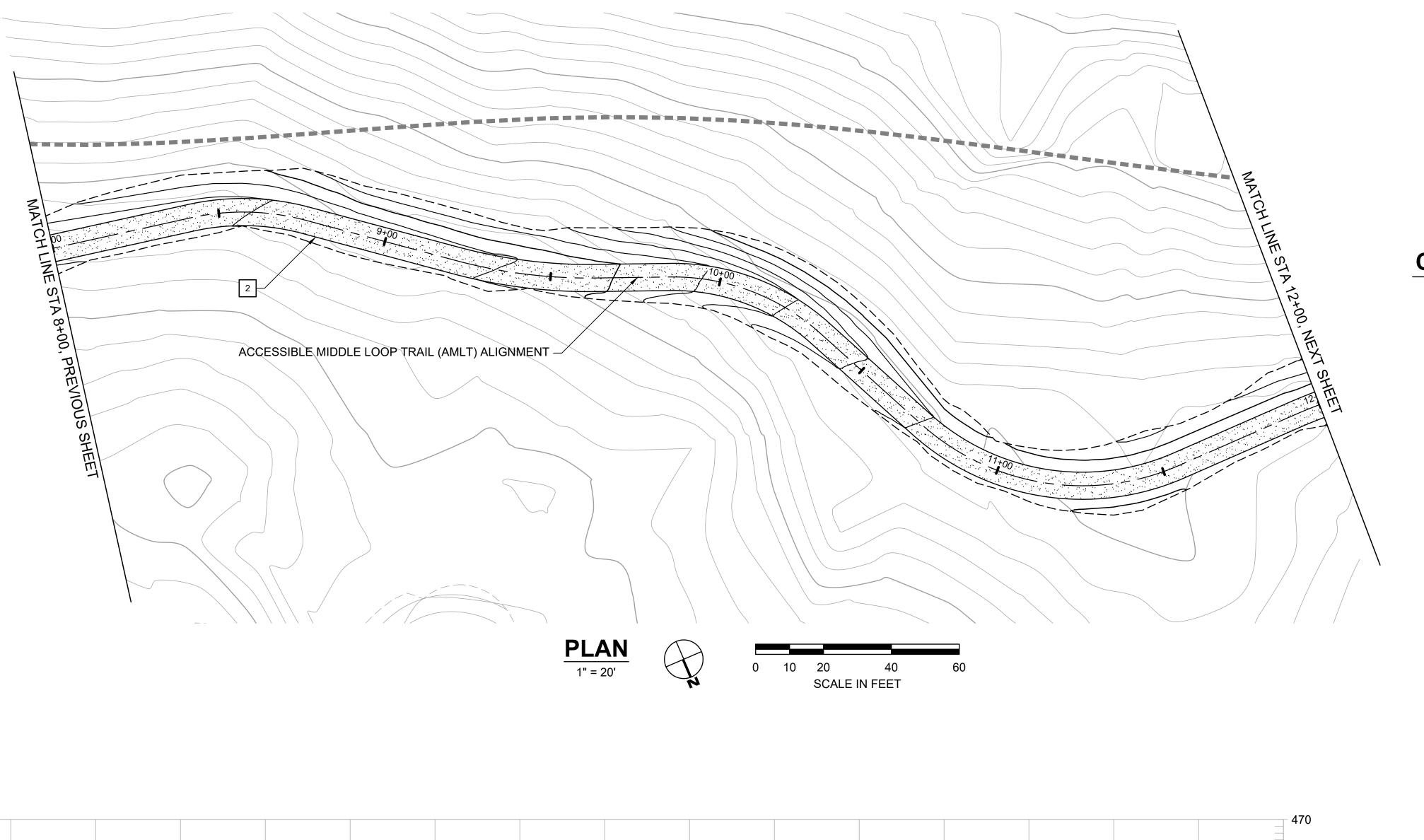
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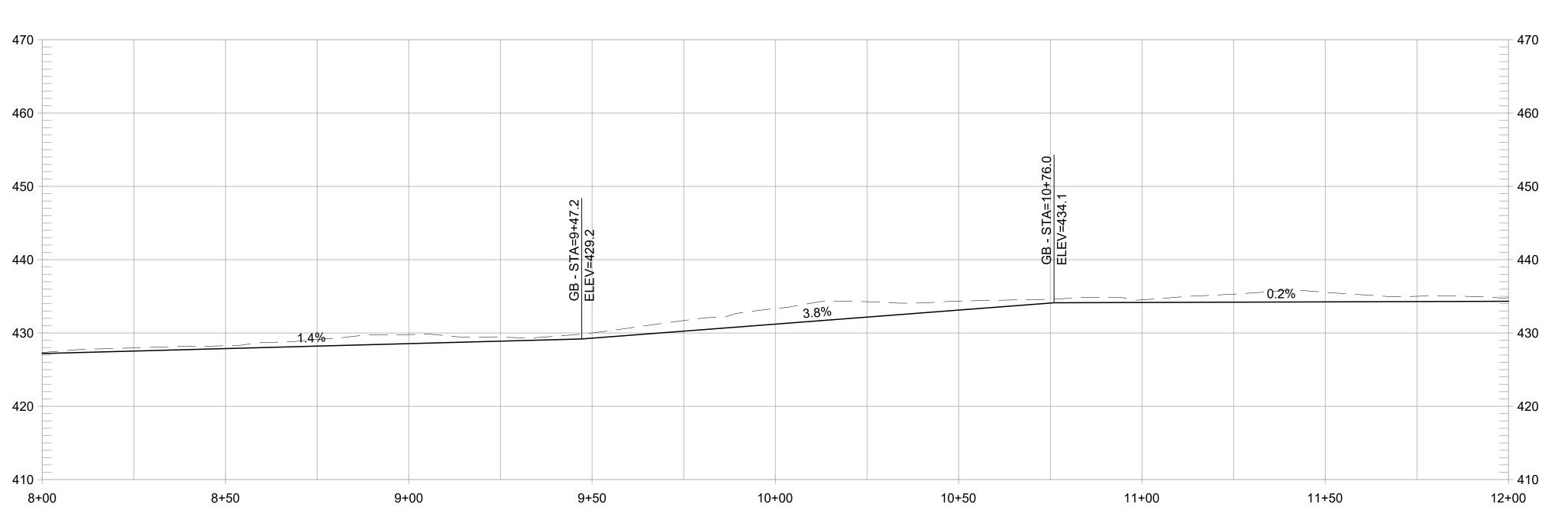


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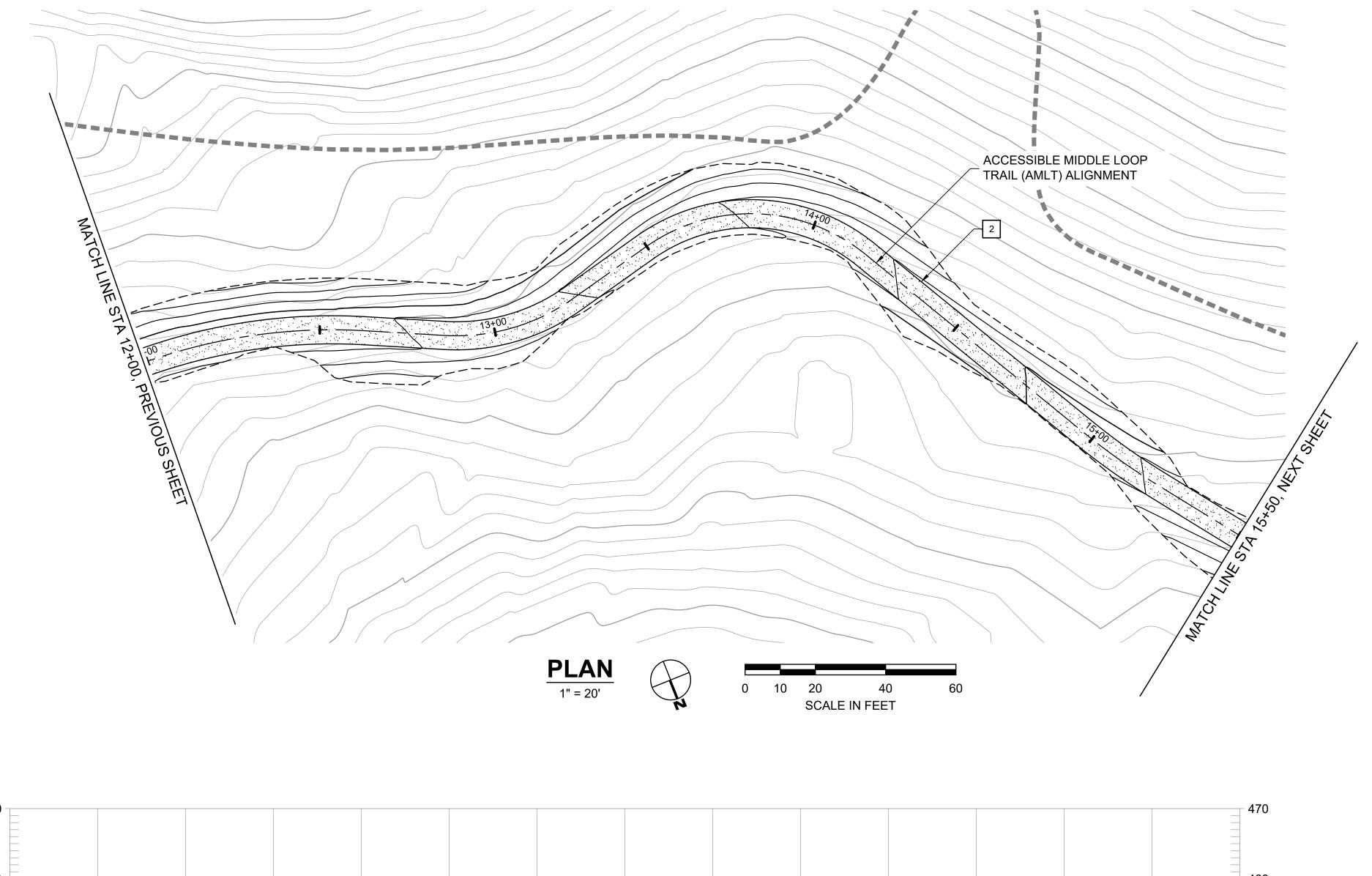
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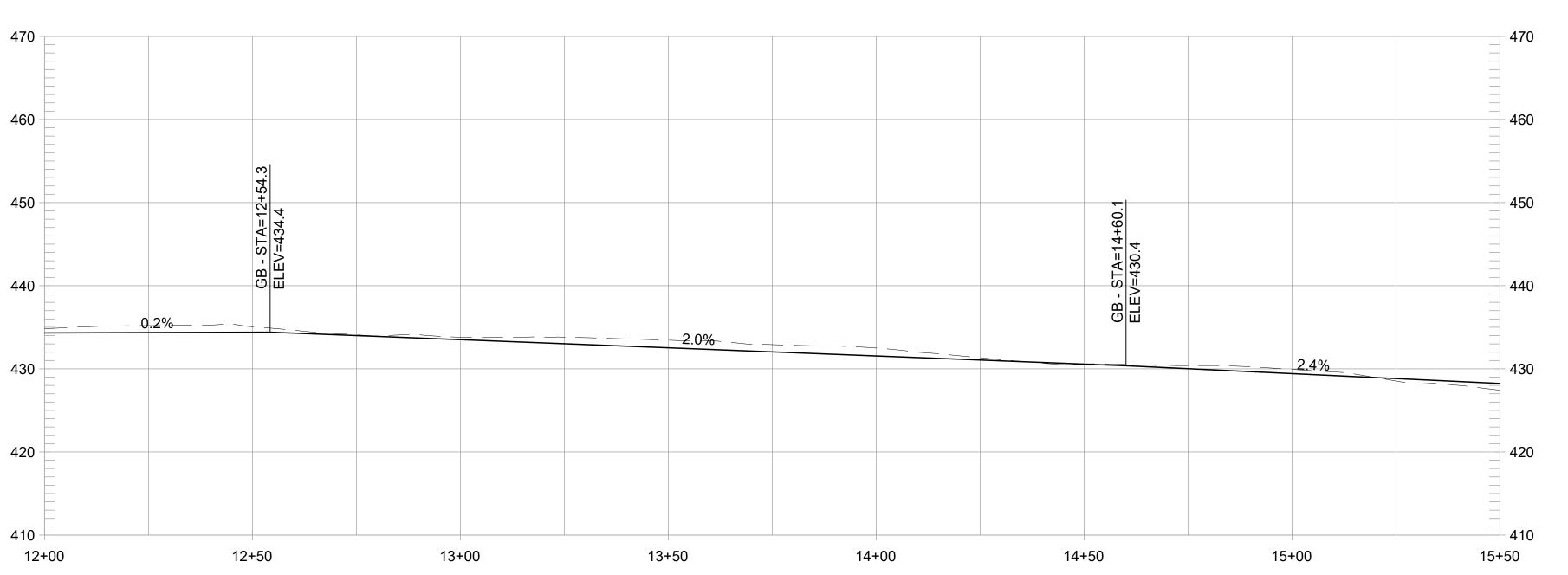
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ACCESSIBLE MIDDLE LOOP TRAIL PROFILE

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





# ACCESSIBLE MIDDLE LOOP TRAIL PROFILE

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

# **CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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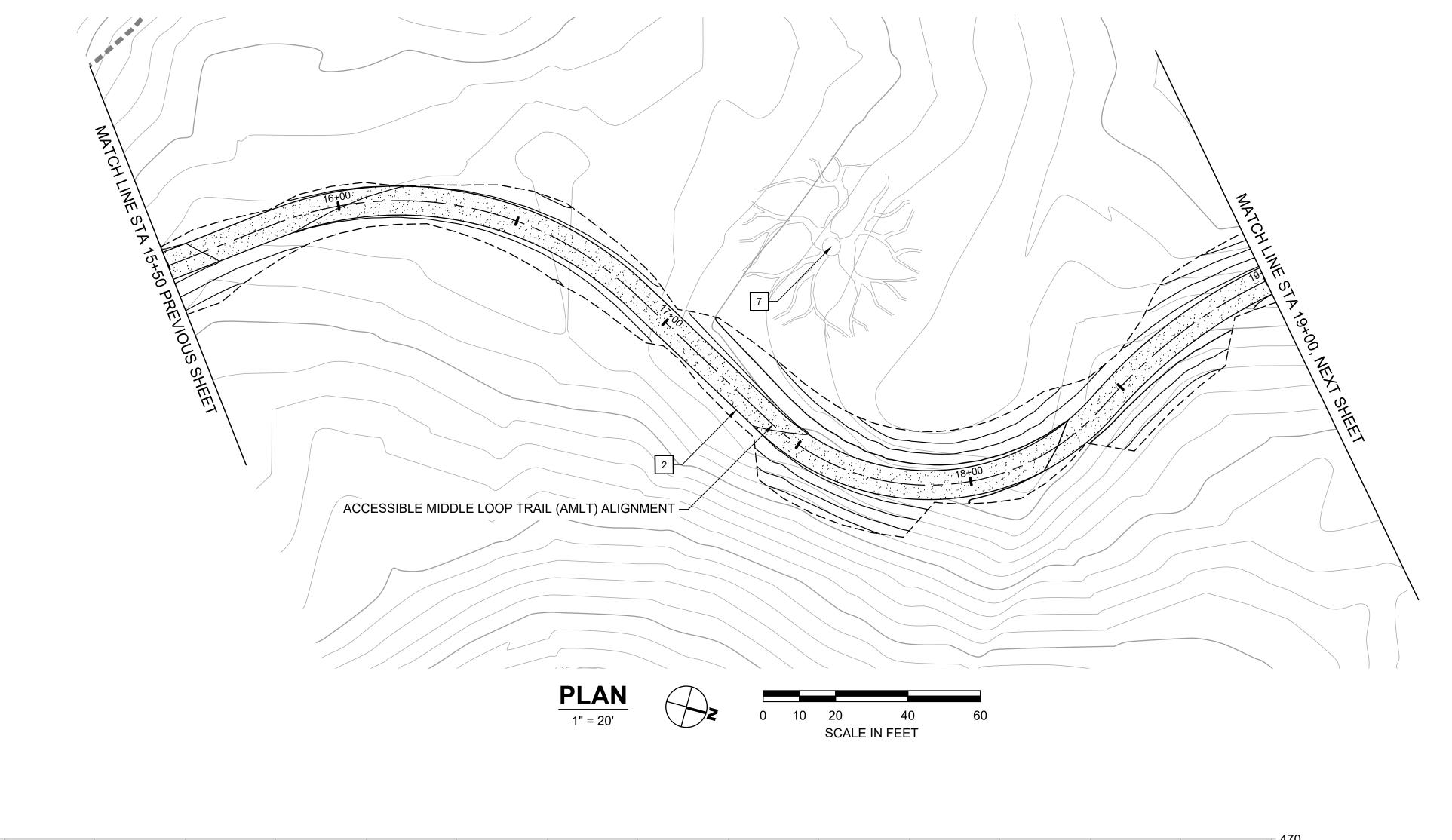
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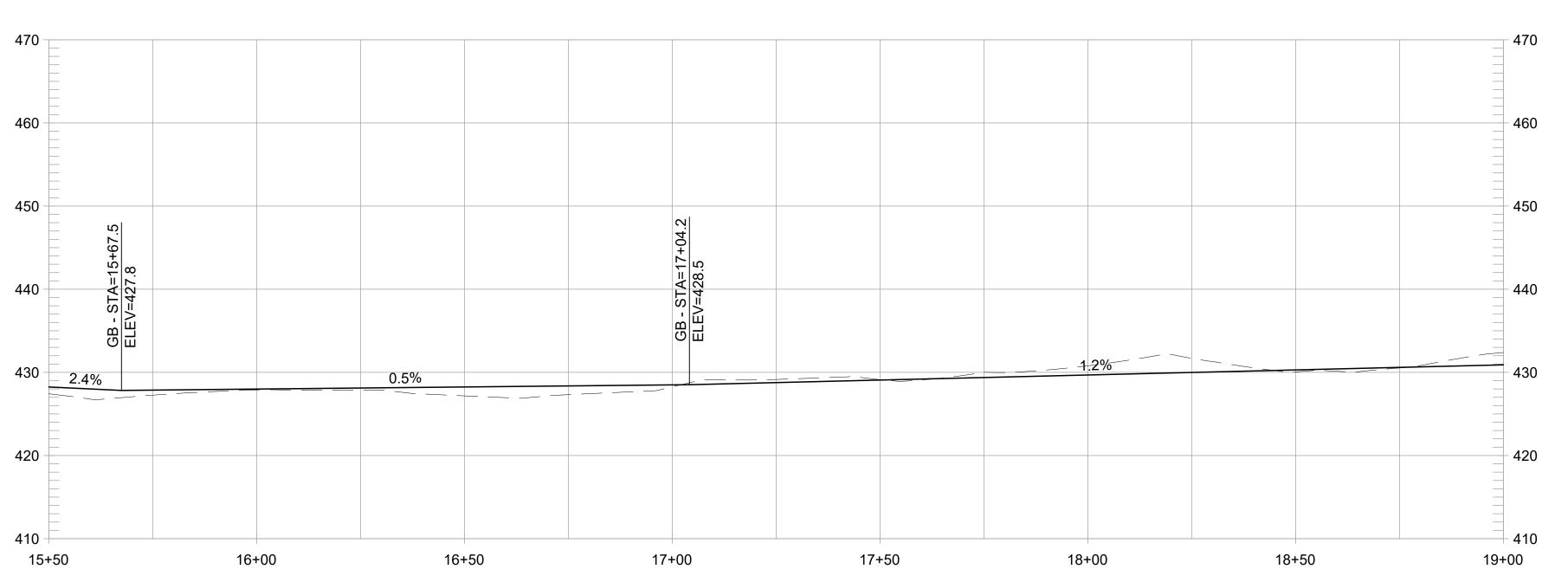
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# ACCESSIBLE MIDDLE LOOP TRAIL PROFILE

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

#### **CONSTRUCTION NOTES:**

- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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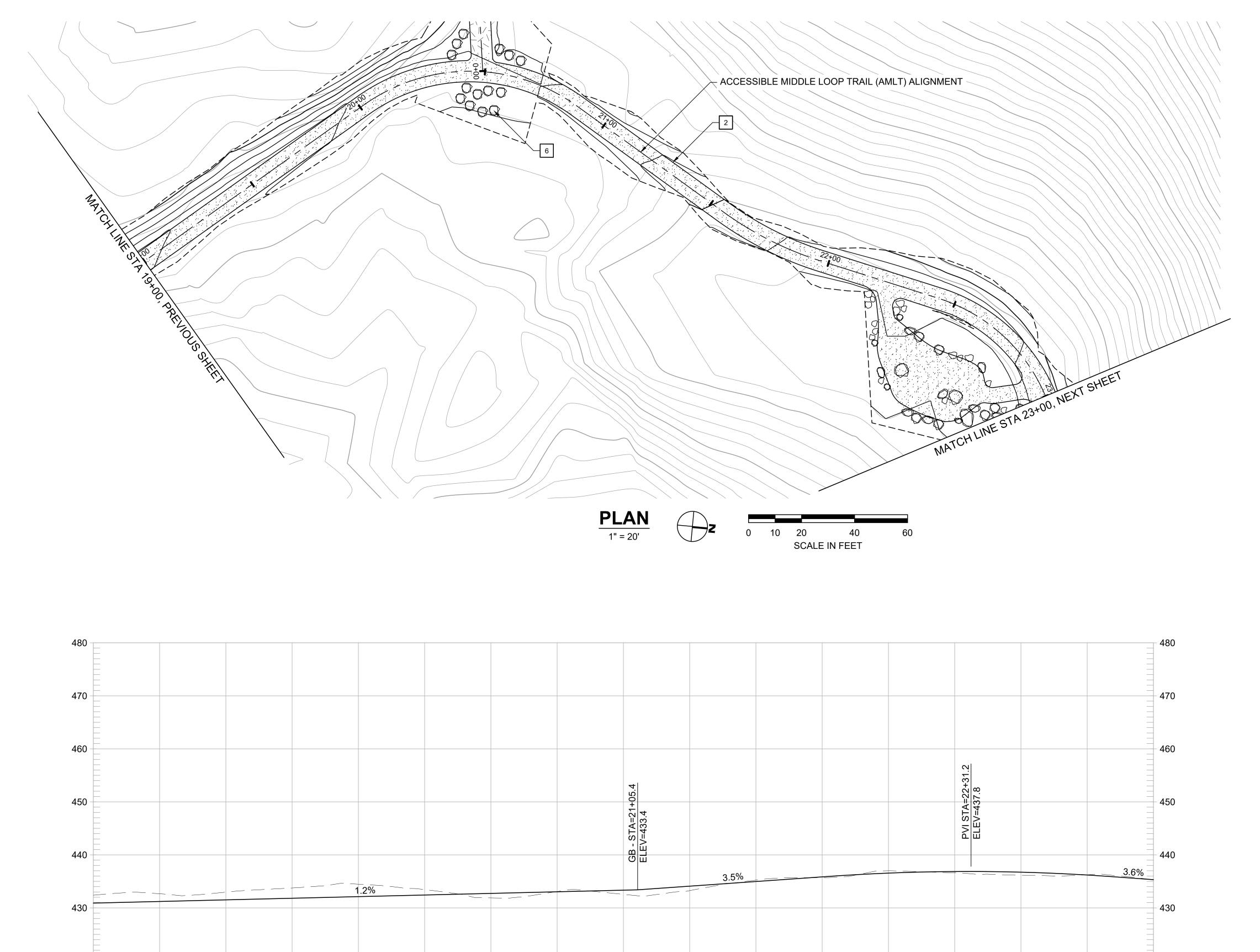
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ACCESSIBLE MIDDLE LOOP TRAIL PROFILE

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

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- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL

- INSTALL 12-INCH HDPE PIPE UNDER TRAIL. EMBED 1" BELOW FLOWLINE AT CHANNEL SLOPE. ADJUST TRAIL GRADING TO ENSURE

- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

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- CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
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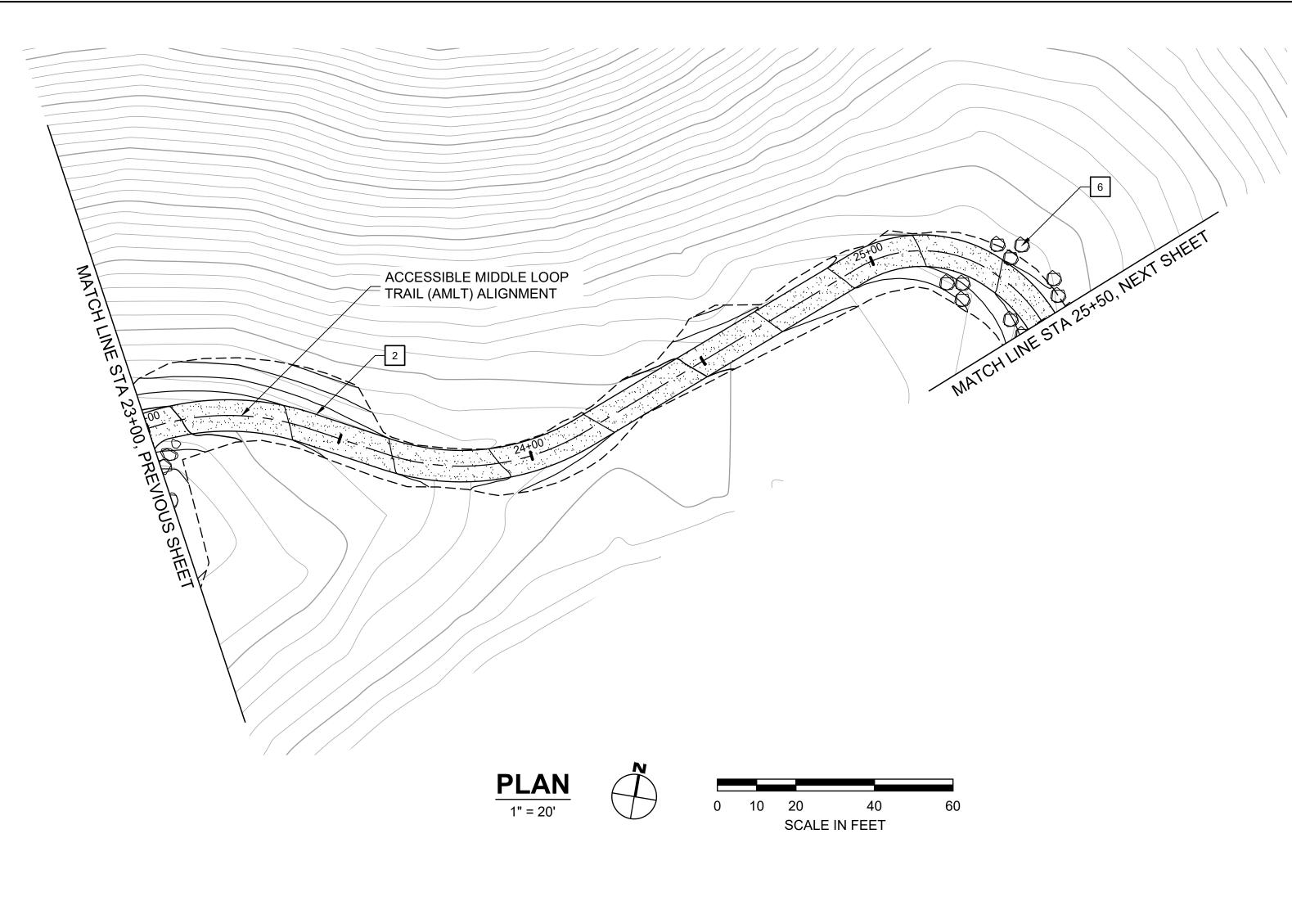
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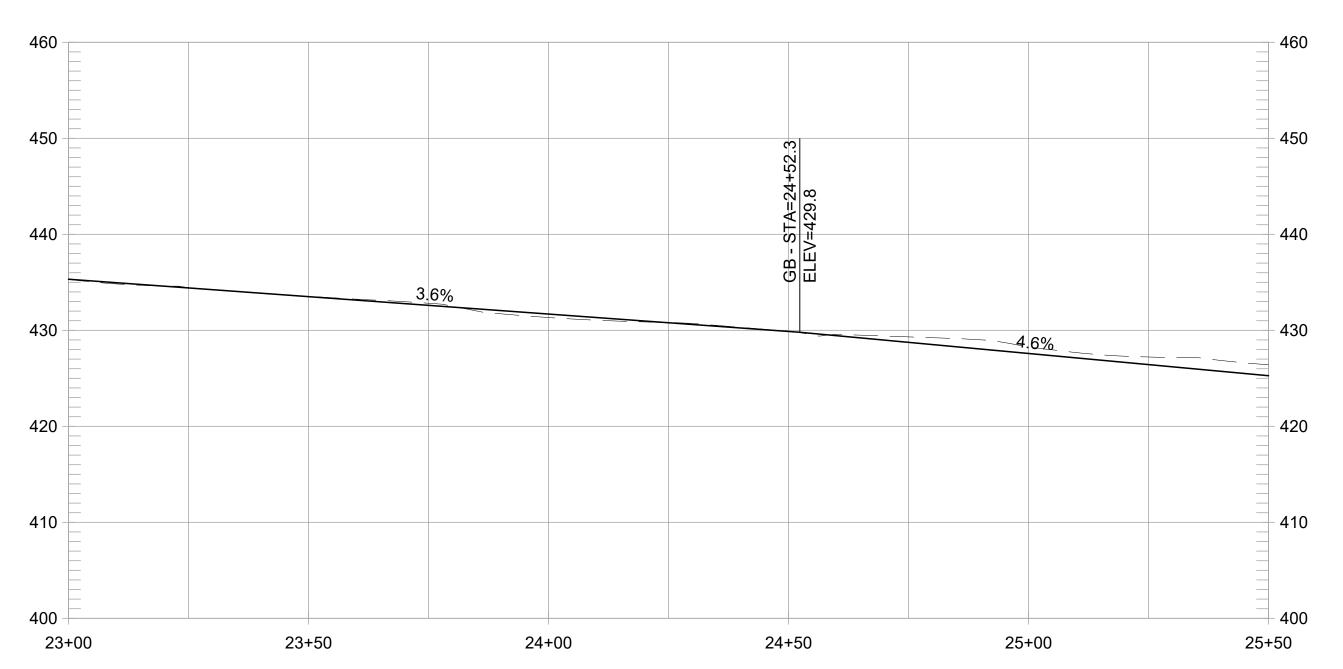
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ACCESSIBLE MIDDLE LOOP TRAIL PROFILE

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

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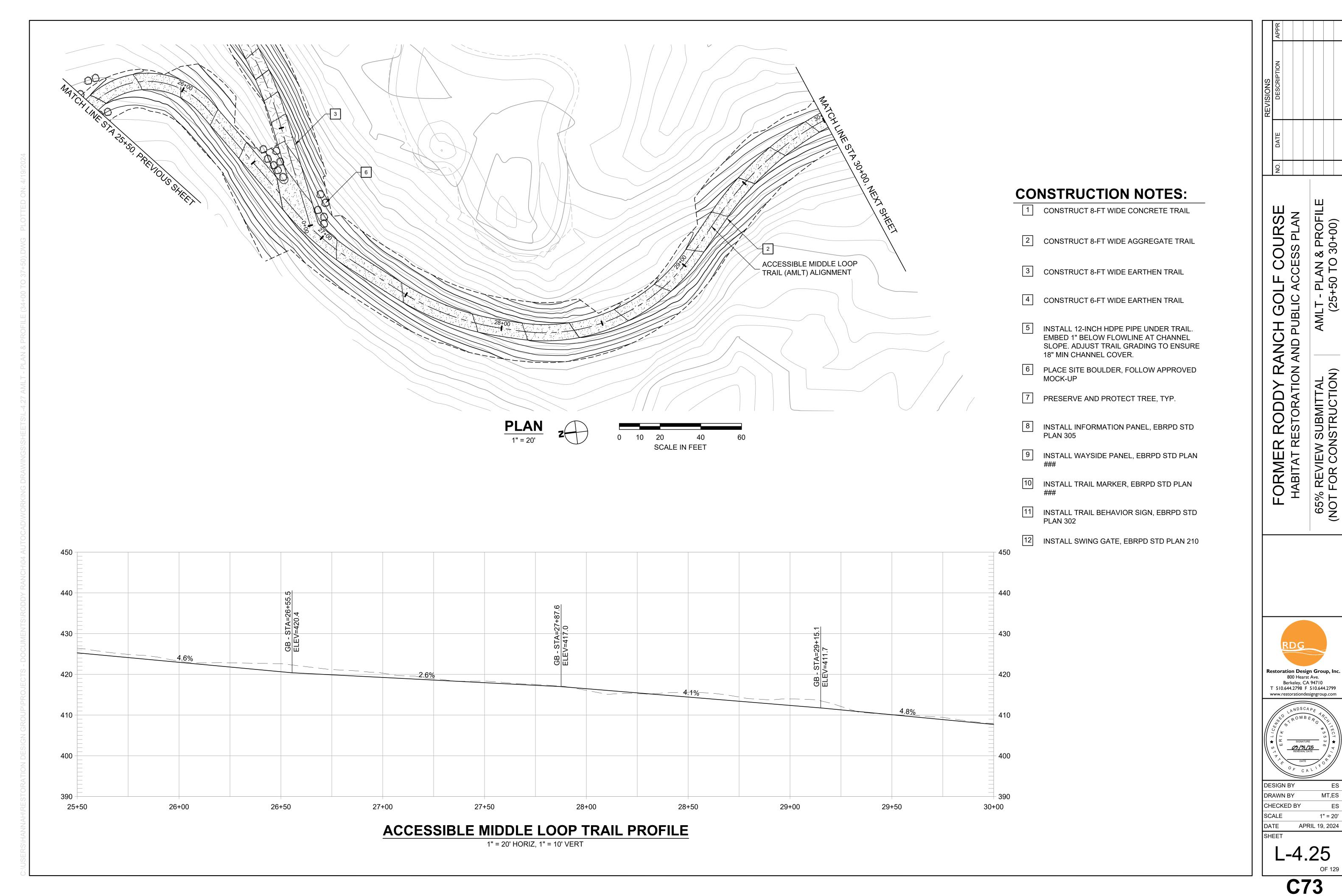
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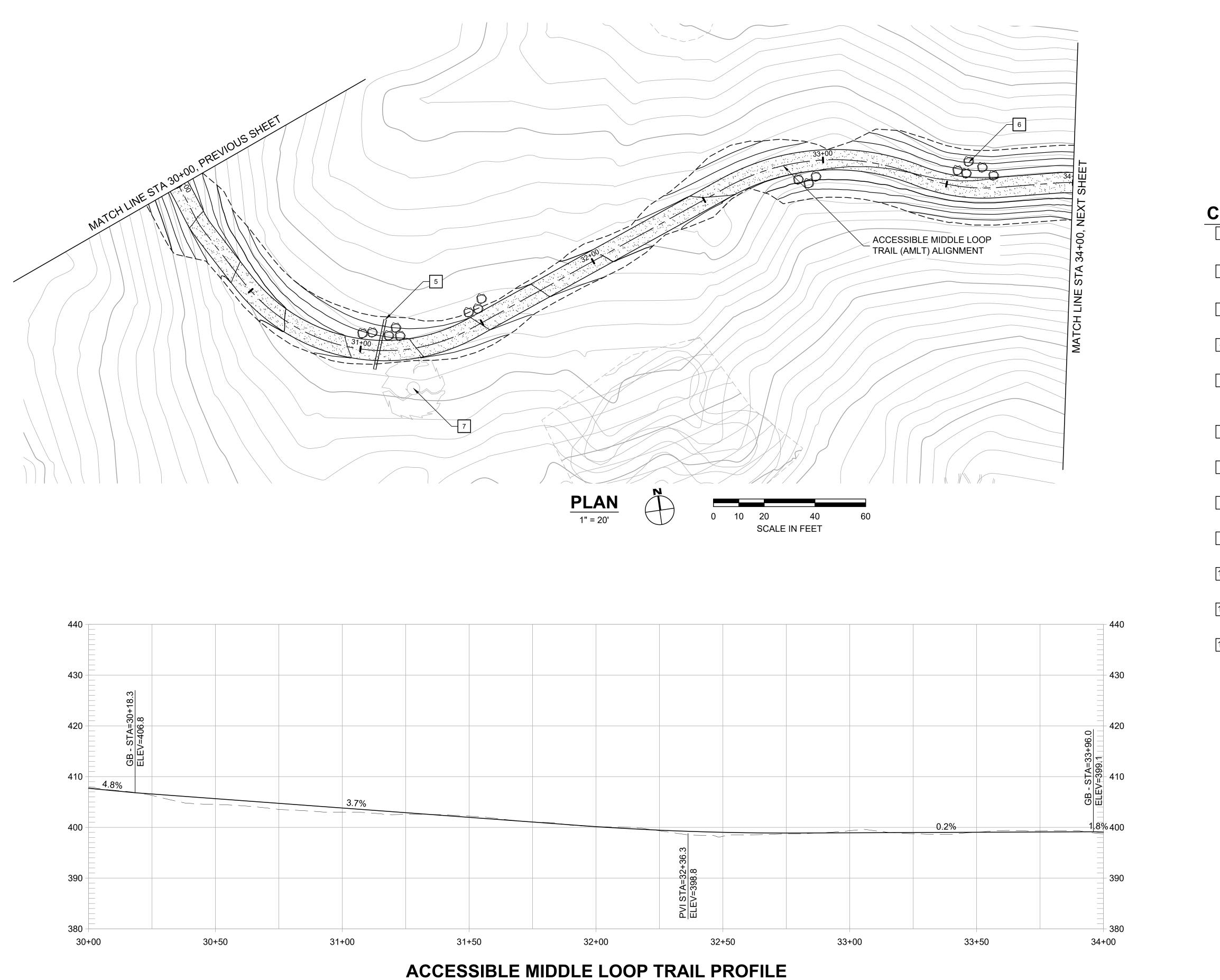
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1" = 20' HORIZ, 1" = 10' VERT

#### **CONSTRUCTION NOTES:**

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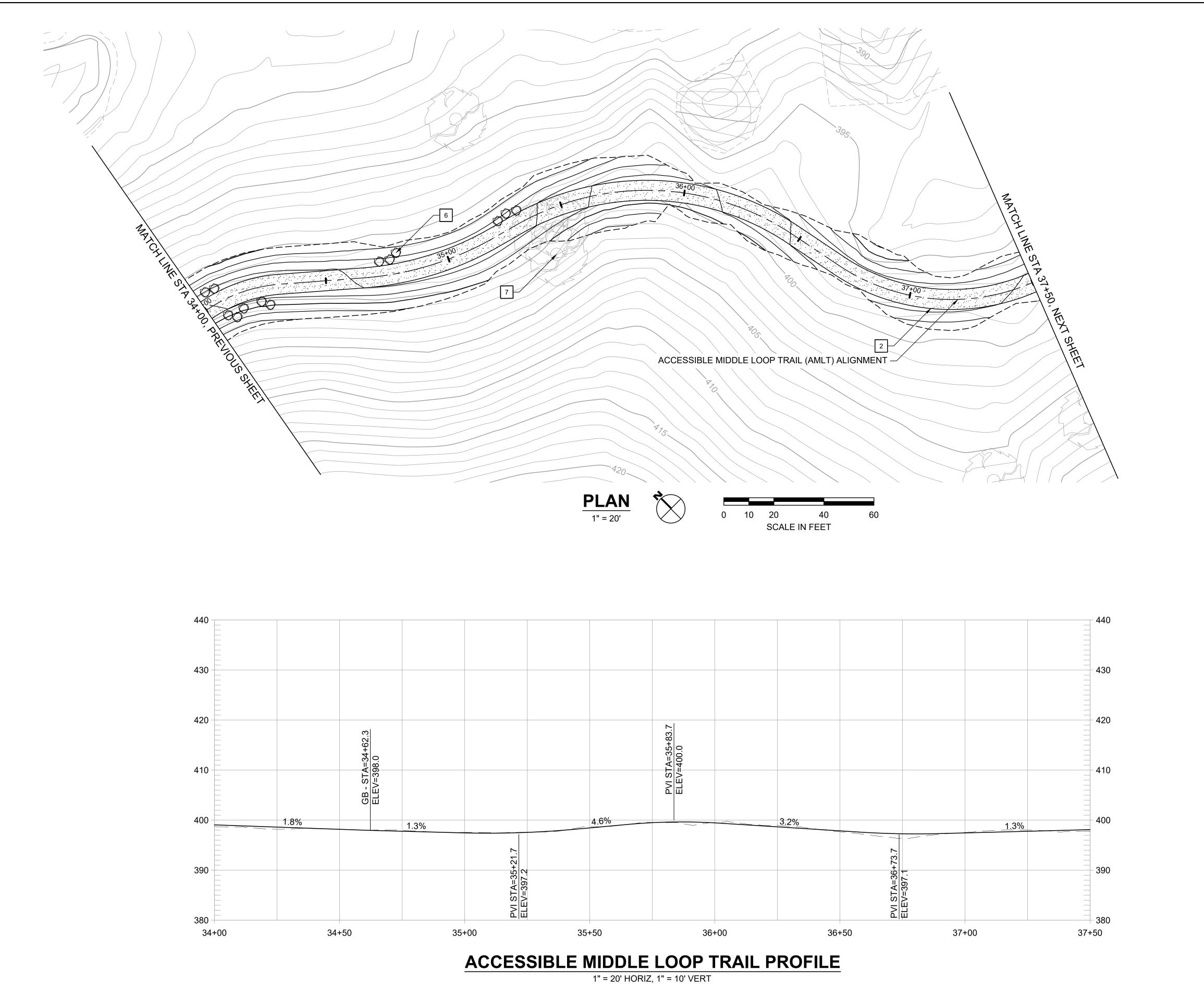
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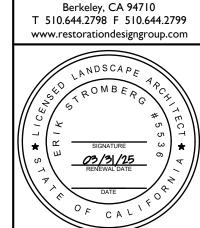


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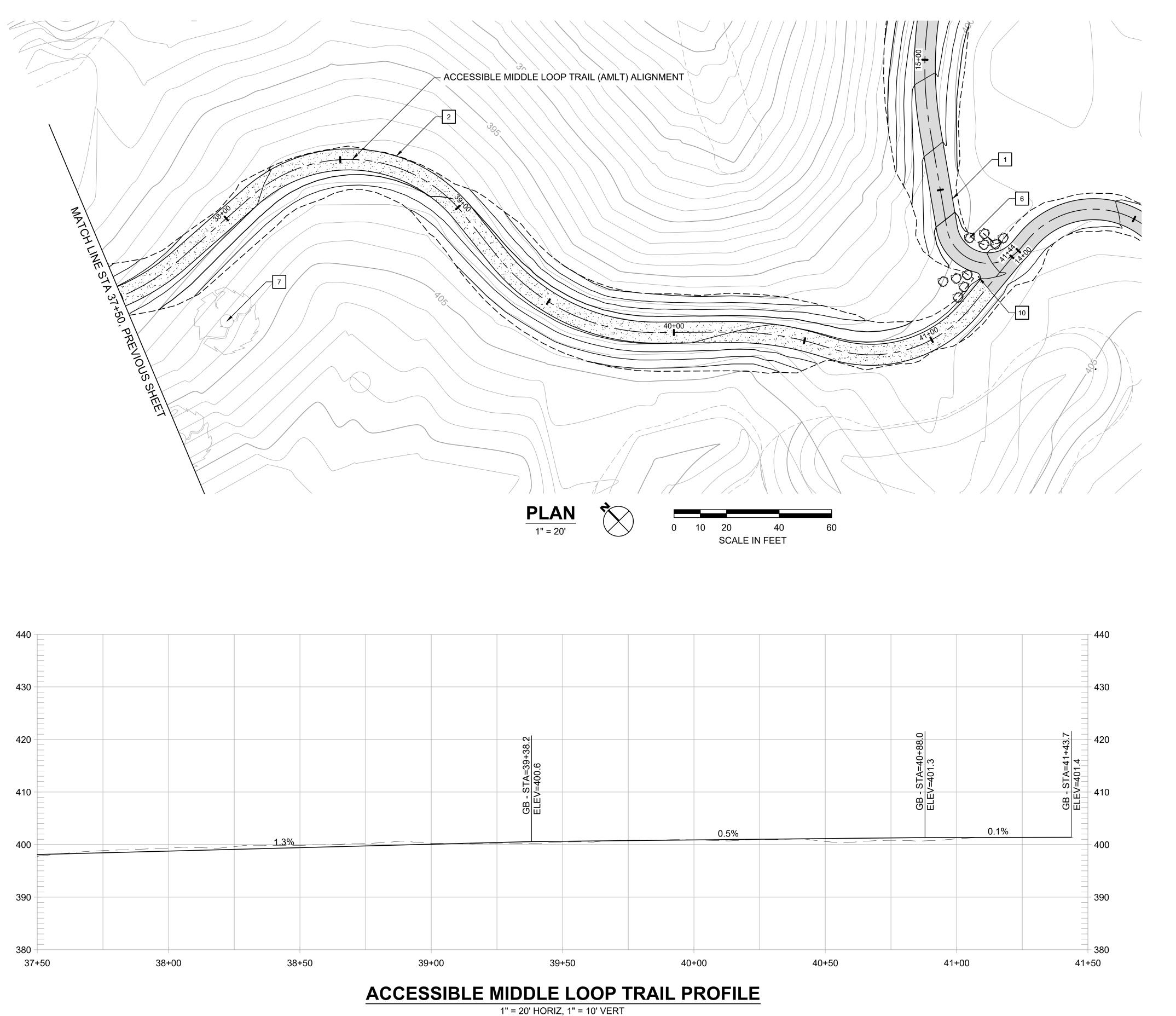
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FORMER RODDY RANCH GOLF COURSE
HABITAT RESTORATION AND PUBLIC ACCESS PLAN
55% REVIEW SUBMITTAL
OT FOR CONSTRUCTION)
(34+00 TO 37+50)





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



- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
- CONSTRUCT 8-FT WIDE AGGREGATE TRAIL
- 3 CONSTRUCT 8-FT WIDE EARTHEN TRAIL
- 4 CONSTRUCT 6-FT WIDE EARTHEN TRAIL
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- 6 PLACE SITE BOULDER, FOLLOW APPROVED MOCK-UP
- 7 PRESERVE AND PROTECT TREE, TYP.
- 8 INSTALL INFORMATION PANEL, EBRPD STD PLAN 305
- INSTALL WAYSIDE PANEL, EBRPD STD PLAN
- INSTALL TRAIL MARKER, EBRPD STD PLAN
- 11 INSTALL TRAIL BEHAVIOR SIGN, EBRPD STD PLAN 302
- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

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FORMER RODDY RANCH GOLF COURSE HABITAT RESTORATION AND PUBLIC ACCESS PLAN

5% REVIEW SUBMITTAL OT FOR CONSTRUCTION)

RDG

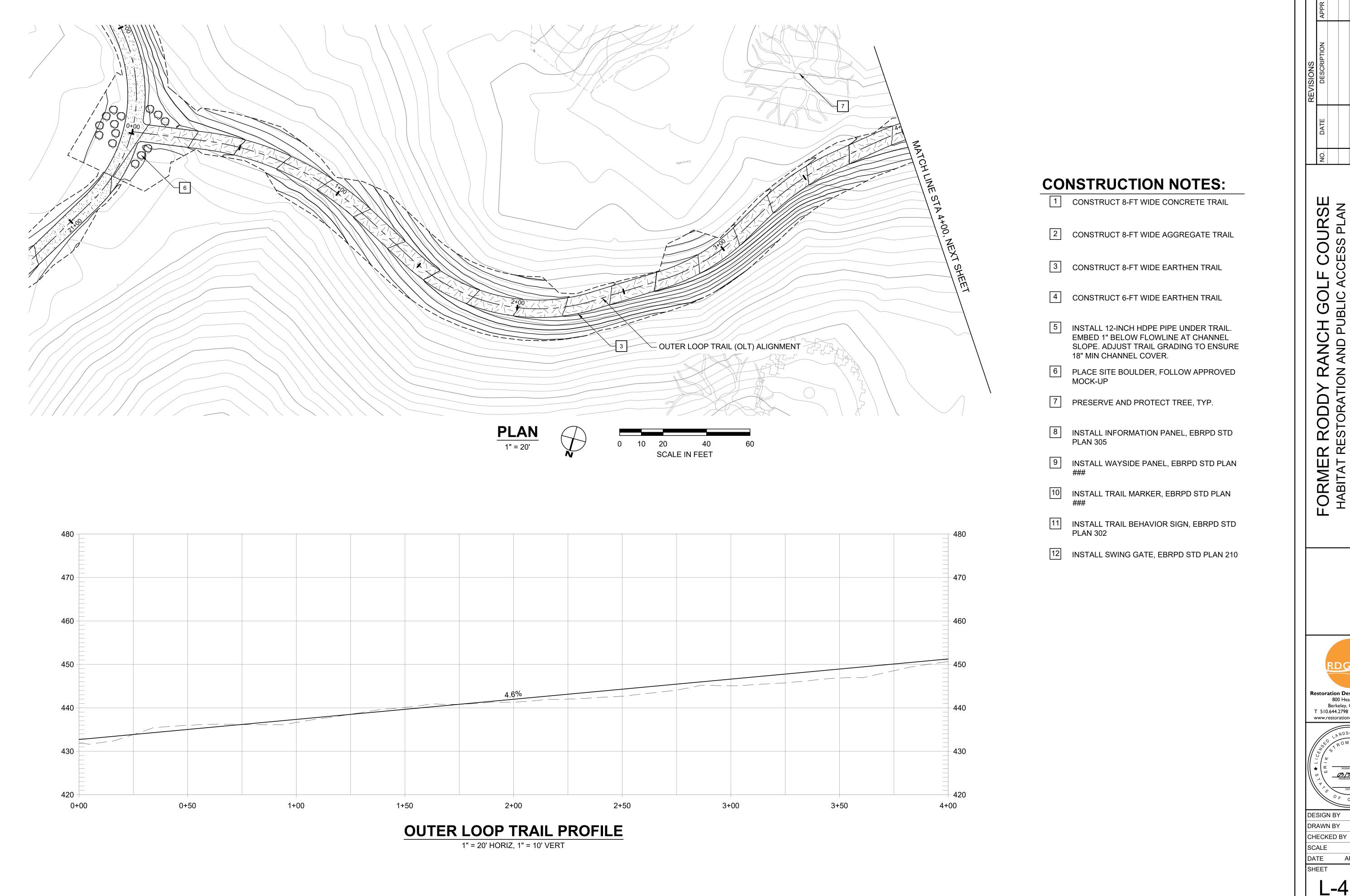
Restoration Design Group, Inc.
800 Hearst Ave.
Rockelov, CA 94710

Berkeley, CA 94710
T 510.644.2798 F 510.644.2799
www.restorationdesigngroup.com

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

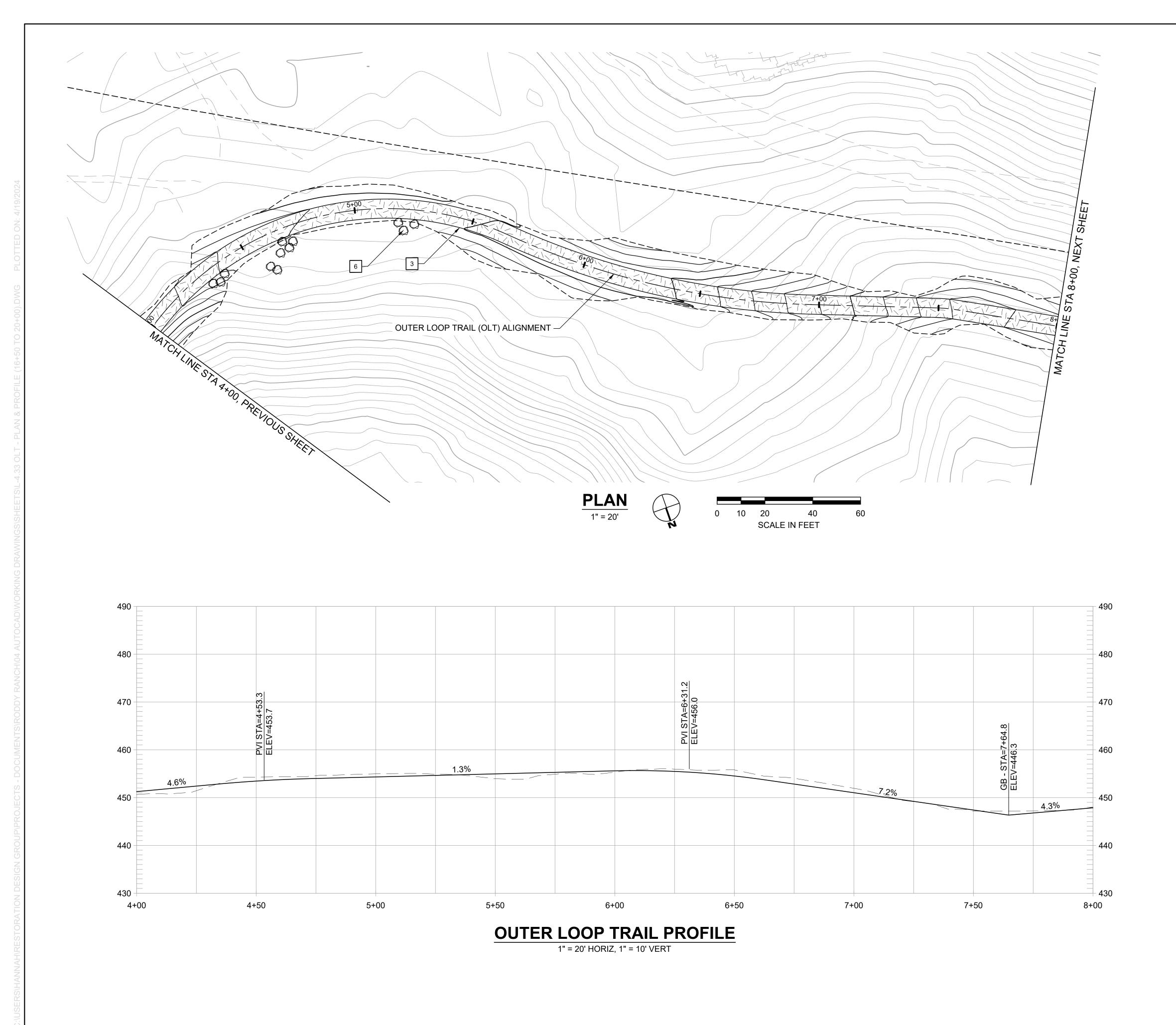


5% REVIEW SUBMITTAL OT FOR CONSTRUCTION)

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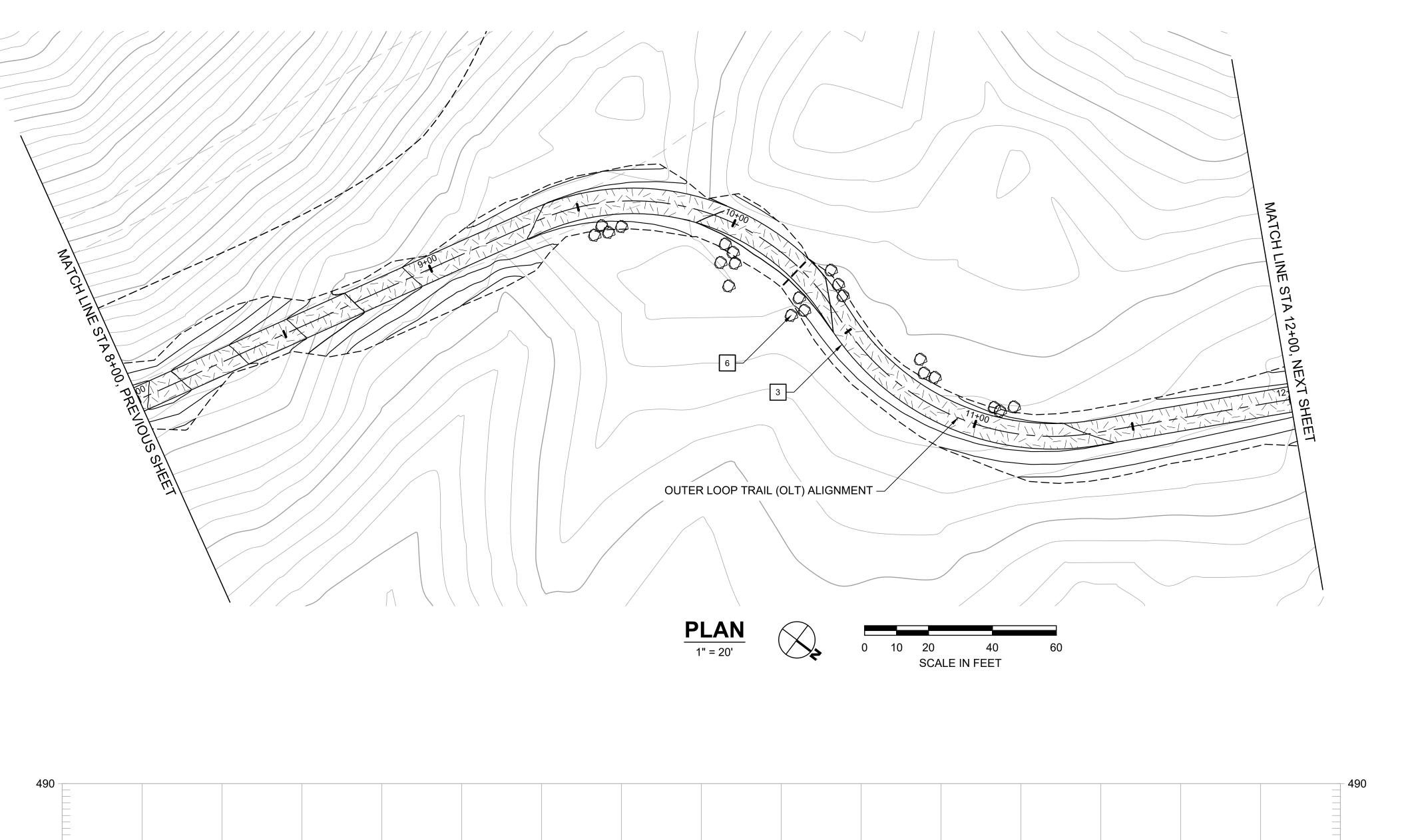
FORMER RODDY RANCH GOLF COUF HABITAT RESTORATION AND PUBLIC ACCESS PL

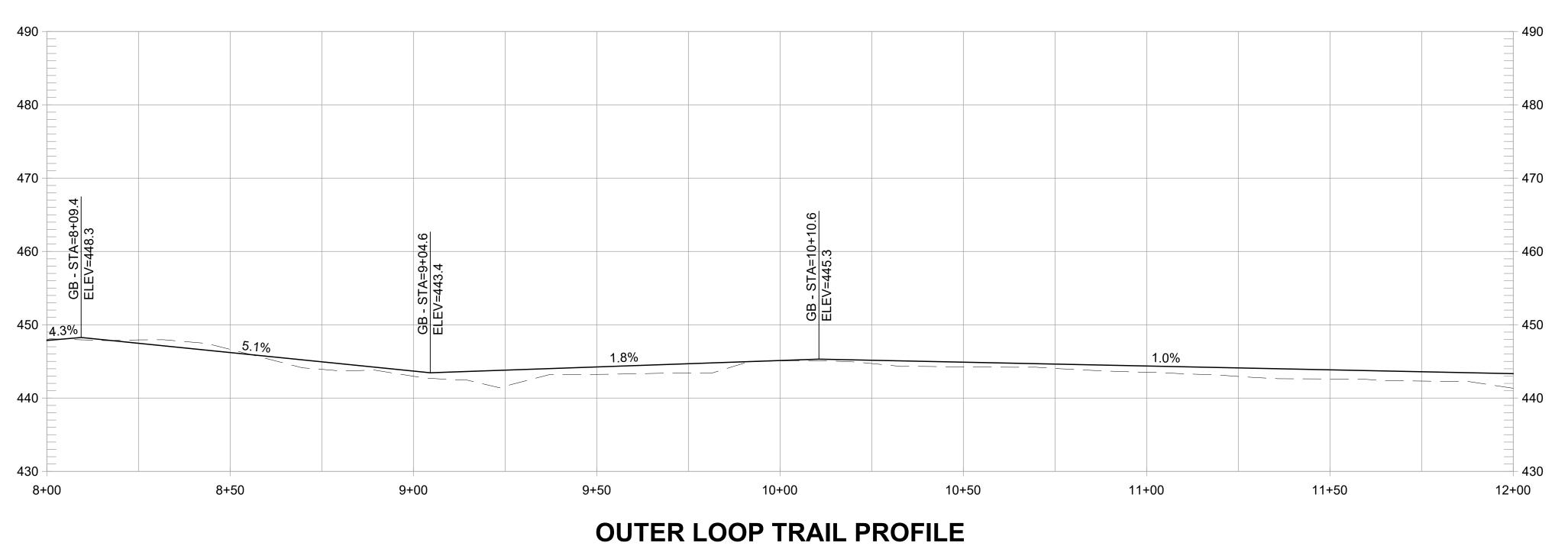
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SCALE	1" = 20'
DATE	APRIL 19, 2024





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

#### **CONSTRUCTION NOTES:**

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- 12 INSTALL SWING GATE, EBRPD STD PLAN 210

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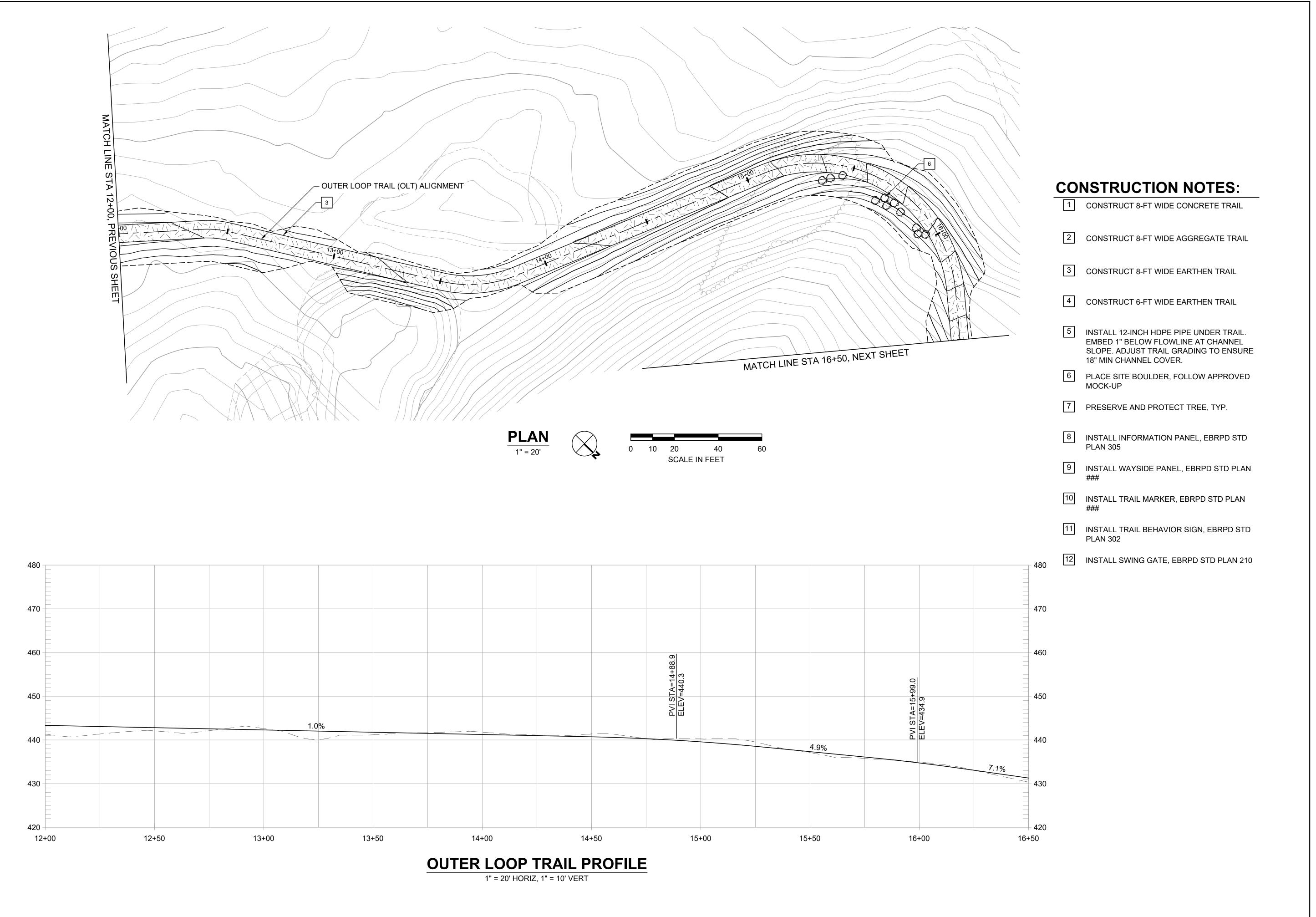
FORMER RODDY RANCH GOLF COURSE
HABITAT RESTORATION AND PUBLIC ACCESS PLAN
SWEVIEW SUBMITTAL
OLT - PLAN & PROFILE
(8+00 TO 12+00)



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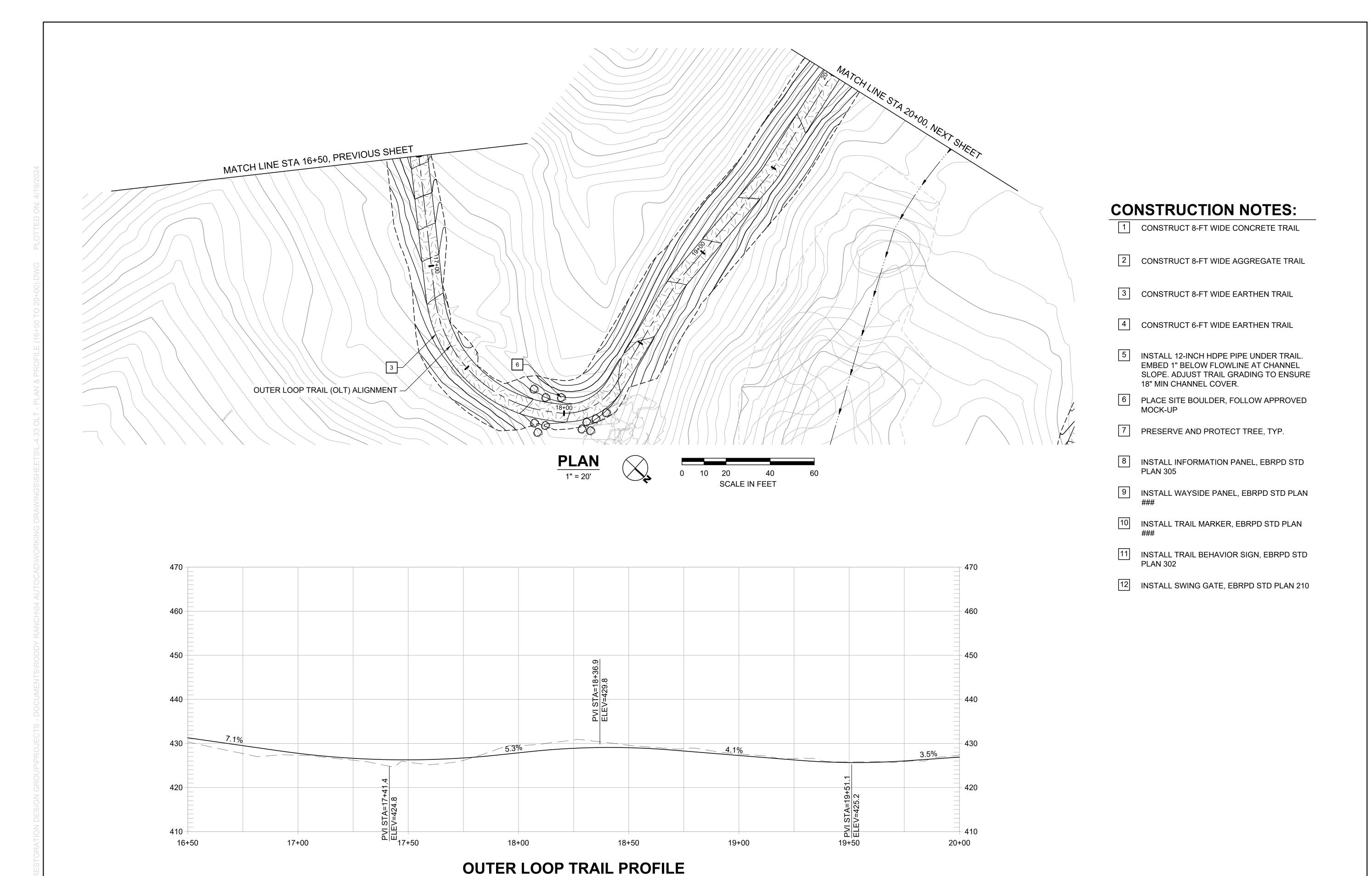
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	DATE	APRIL 19, 2024



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DRAWN BY CHECKED BY APRIL 19, 2024



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

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1" = 20'

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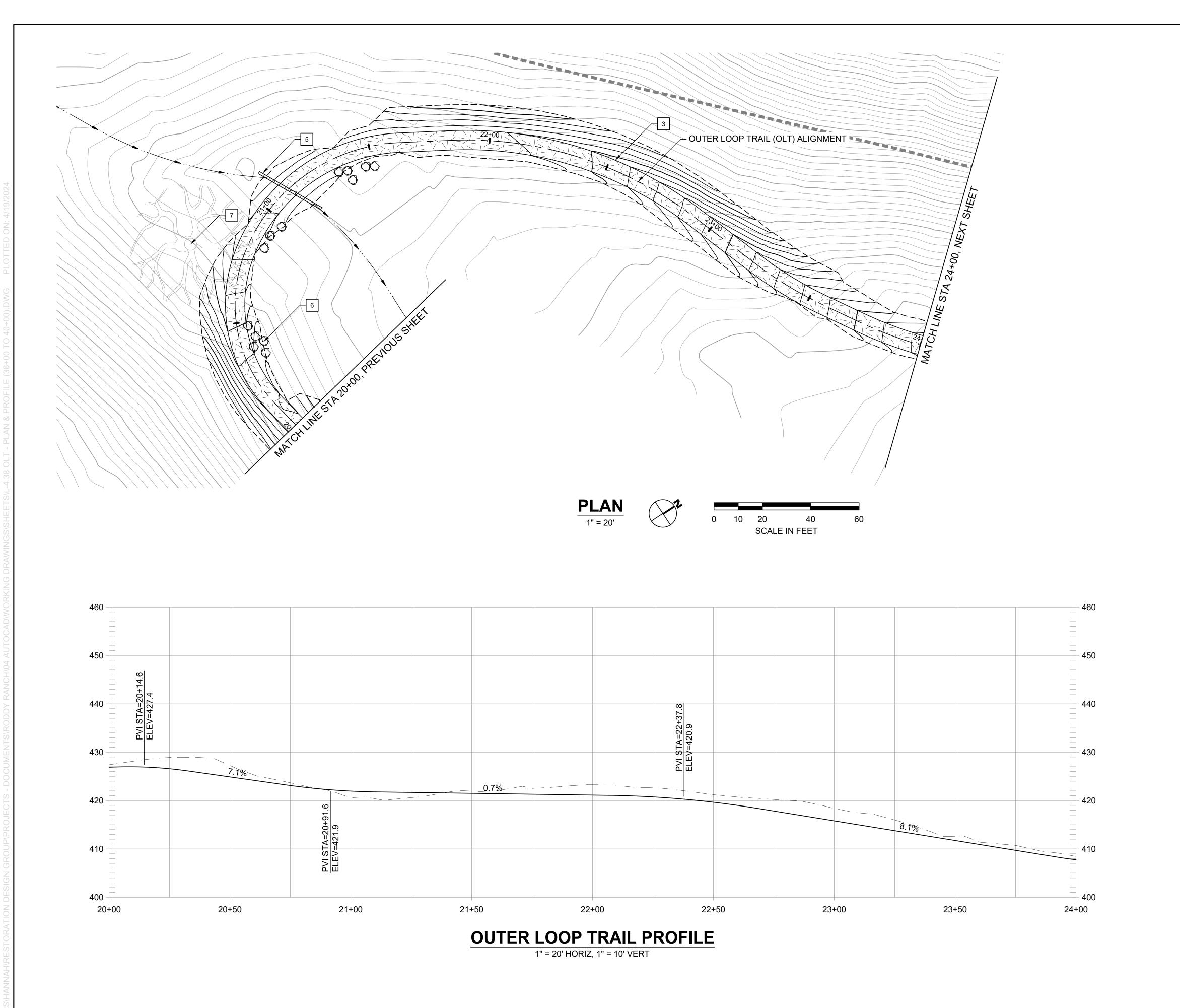
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OLF COURSE ACCESS PLAN

FORMER RODDY RANCH GOLF HABITAT RESTORATION AND PUBLIC AC

OLT - PLAN & PROFILE (16+50 TO 20+00)

5% REVIEW SUBMITTAL OT FOR CONSTRUCTION)



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FORMER RODDY RANCH GOLF COURSE HABITAT RESTORATION AND PUBLIC ACCESS PLAN SWEVIEW SUBMITTAL OLT - PLAN & PROFILE (20+00 TO 24+00)

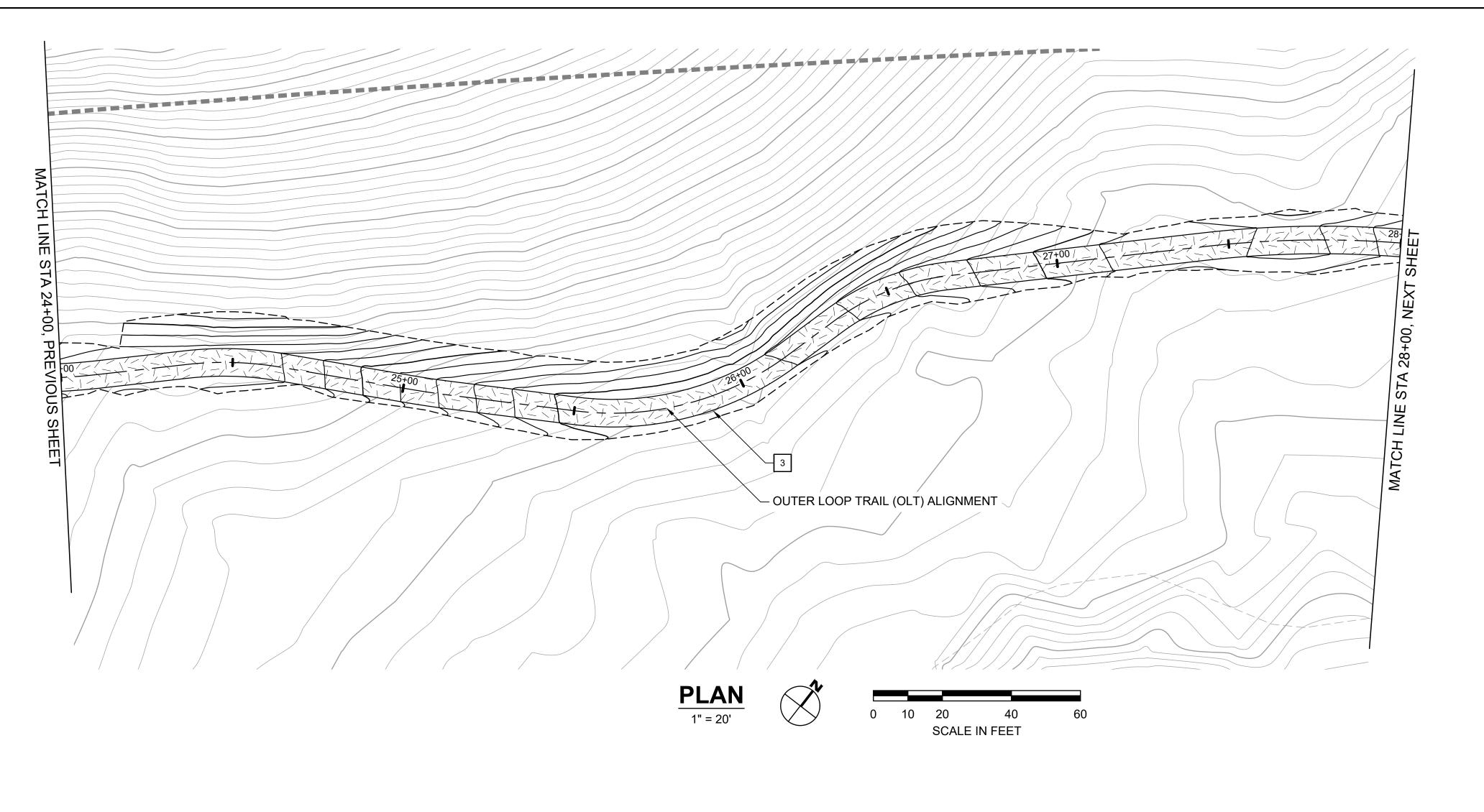
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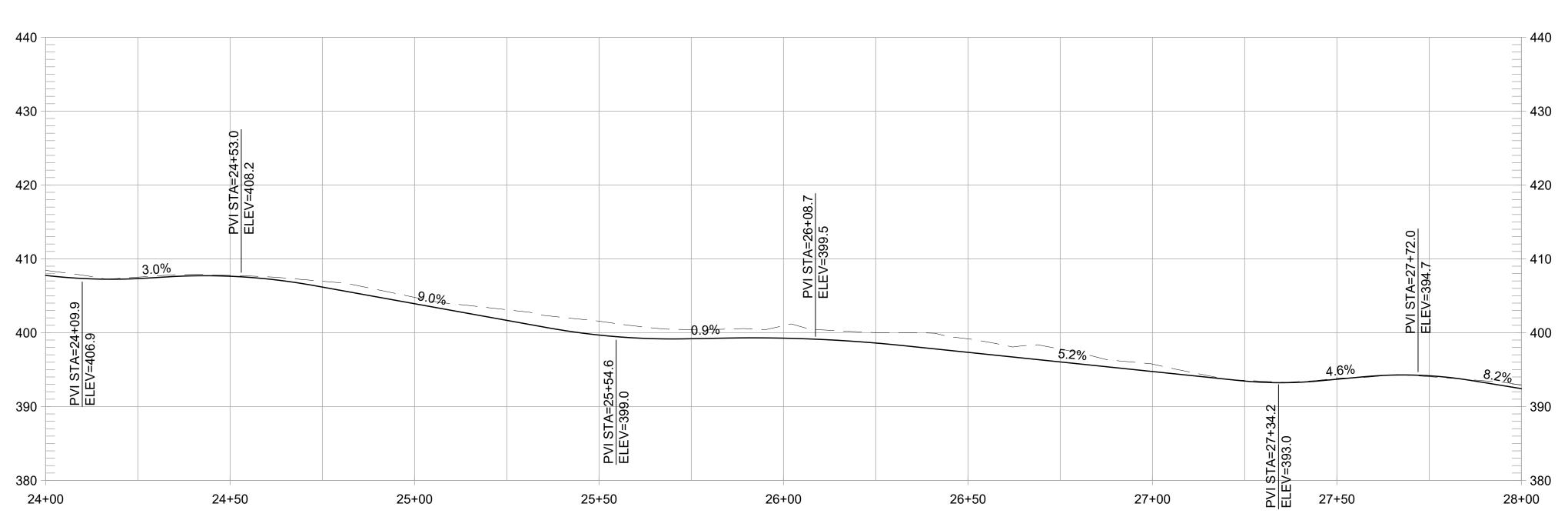
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CHECKED BY ES
SCALE 1" = 20'
DATE APRIL 19, 2024





**OUTER LOOP TRAIL PROFILE** 

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

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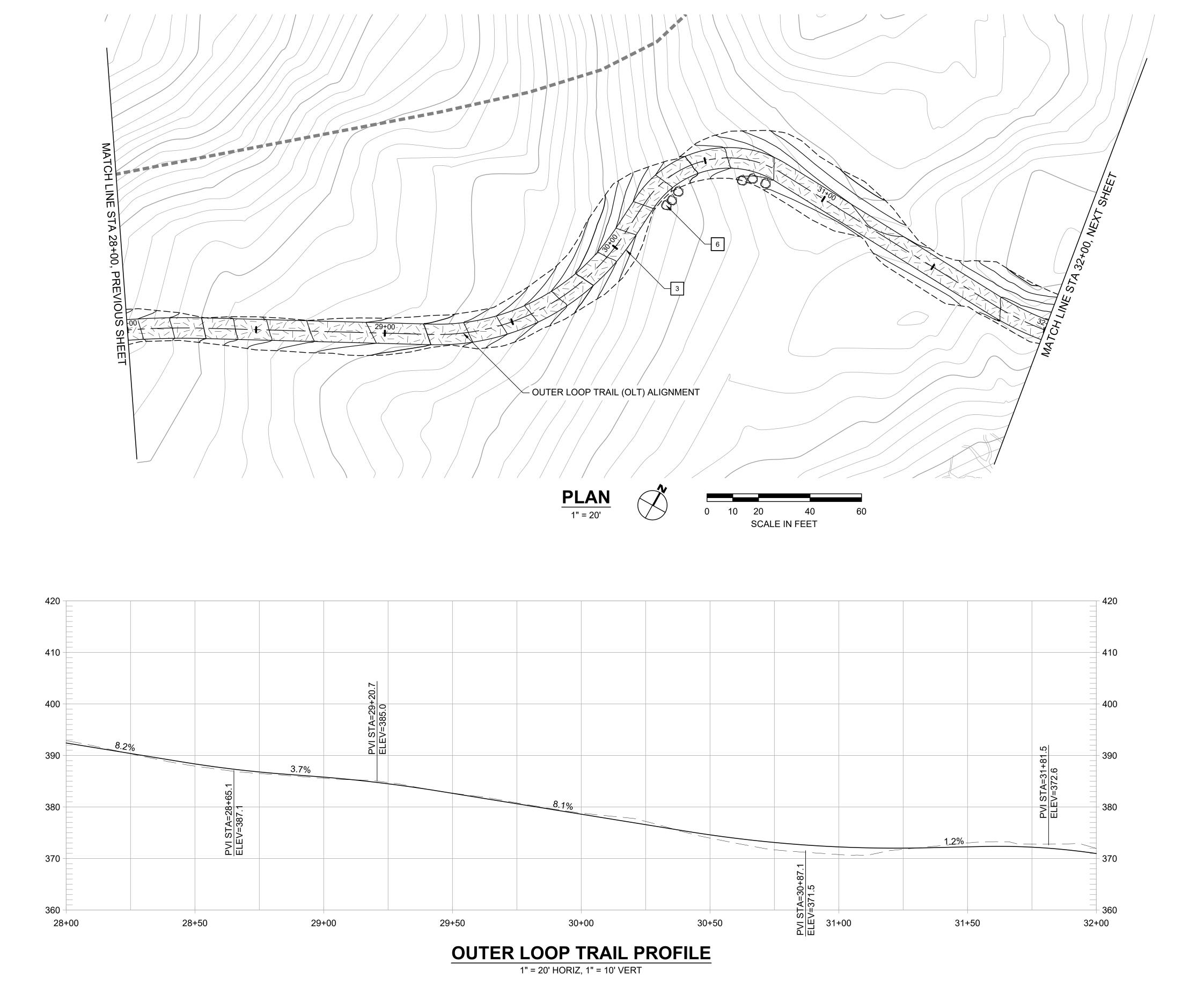
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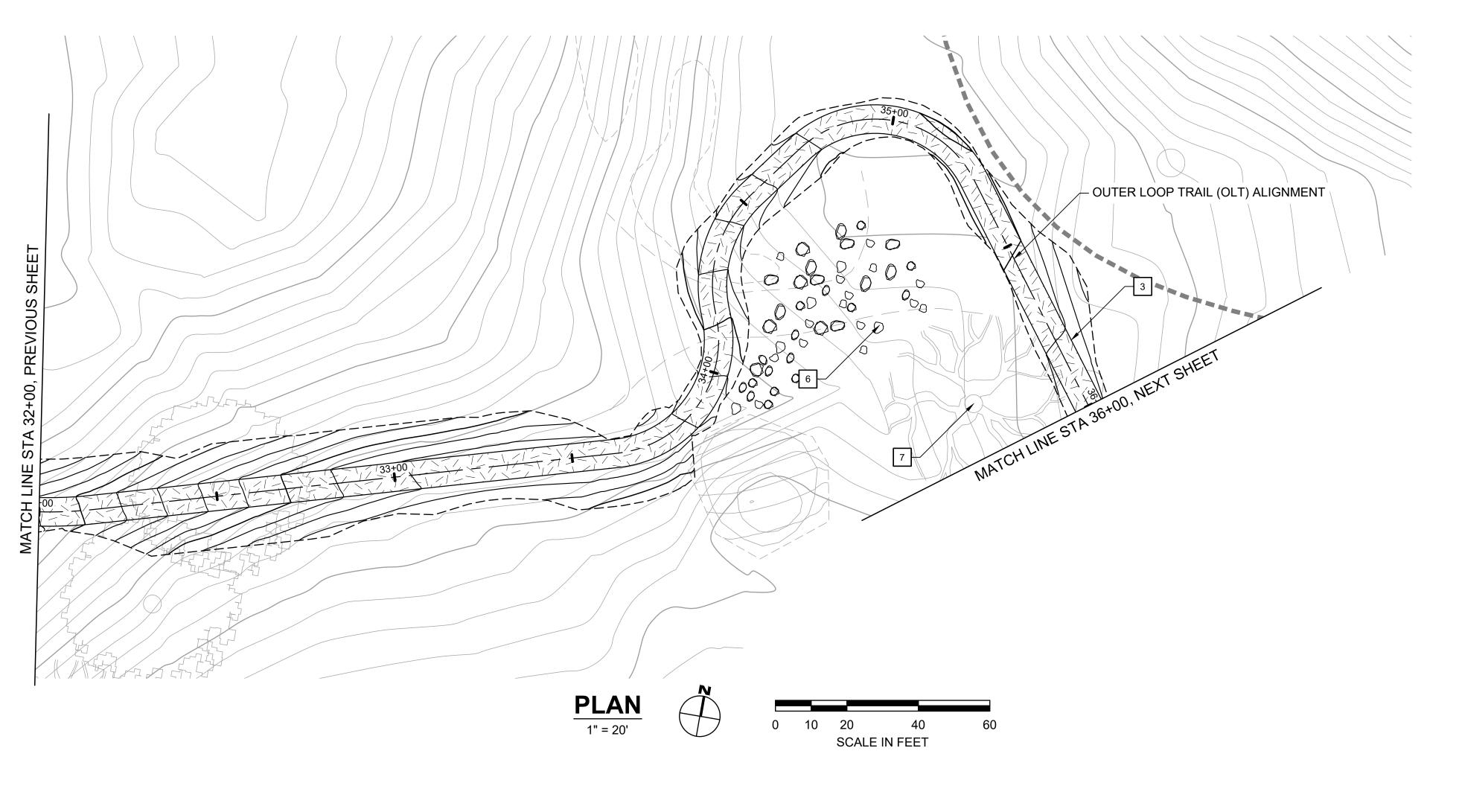
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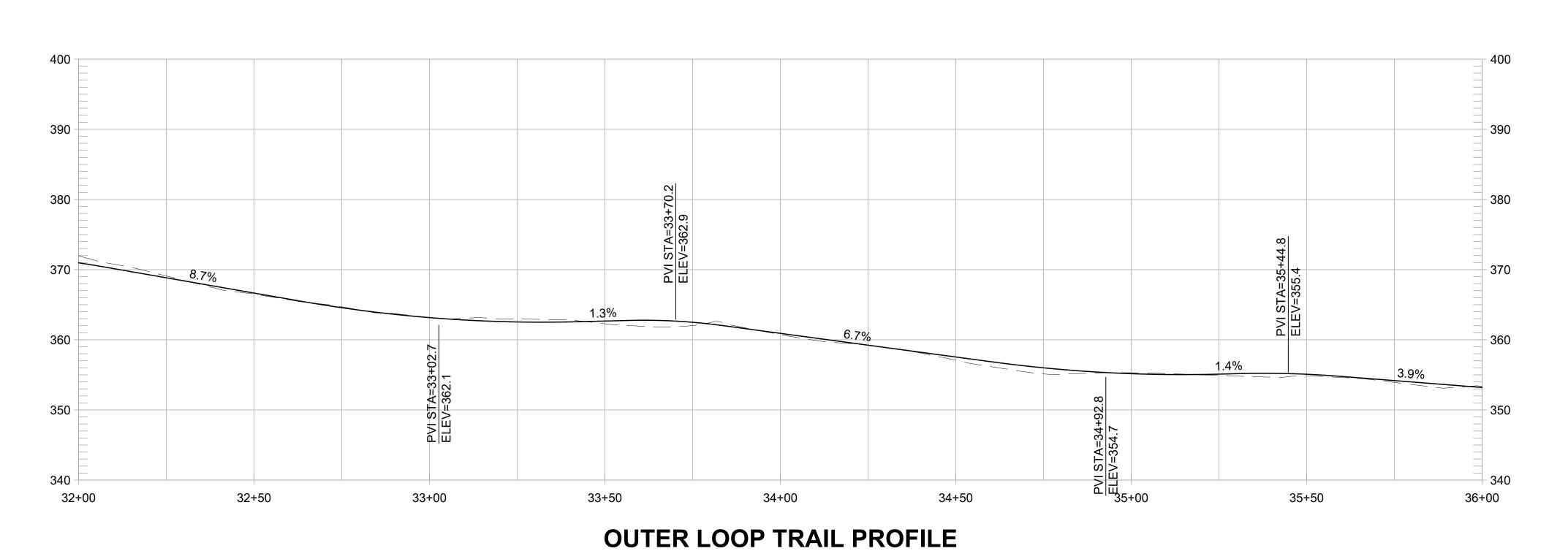
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SCALE	1" = 20'
DATE	APRIL 19, 2024





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

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OLT - PLAN & PROFILE (32+00 TO 36+00)

5% REVIEW SUBMITTAL OT FOR CONSTRUCTION)

FORMER RODDY RANCH GOLF COURSE HABITAT RESTORATION AND PUBLIC ACCESS PLAN

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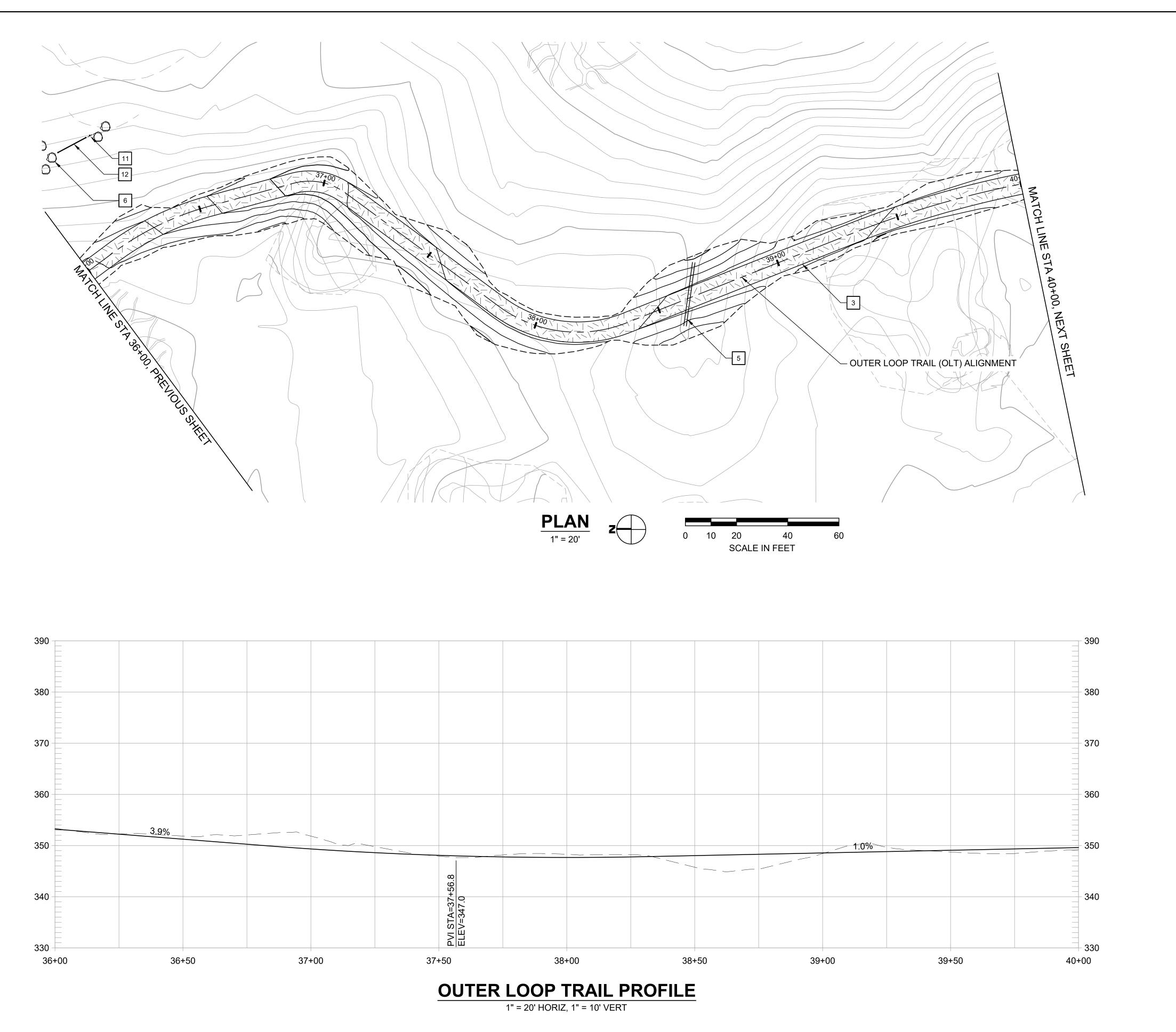
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DESIGN BY ES
DRAWN BY MT,ES
CHECKED BY ES
SCALE 1" = 20'
DATE APRIL 19, 2024

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- 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 TIE INTO EXCLUSION FENCE (BY OTHERS, NOT SHOWN)

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FORMER RODDY RANCH GOLF COURSE HABITAT RESTORATION AND PUBLIC ACCESS PLAN

5% REVIEW SUBMITTAL OT FOR CONSTRUCTION)

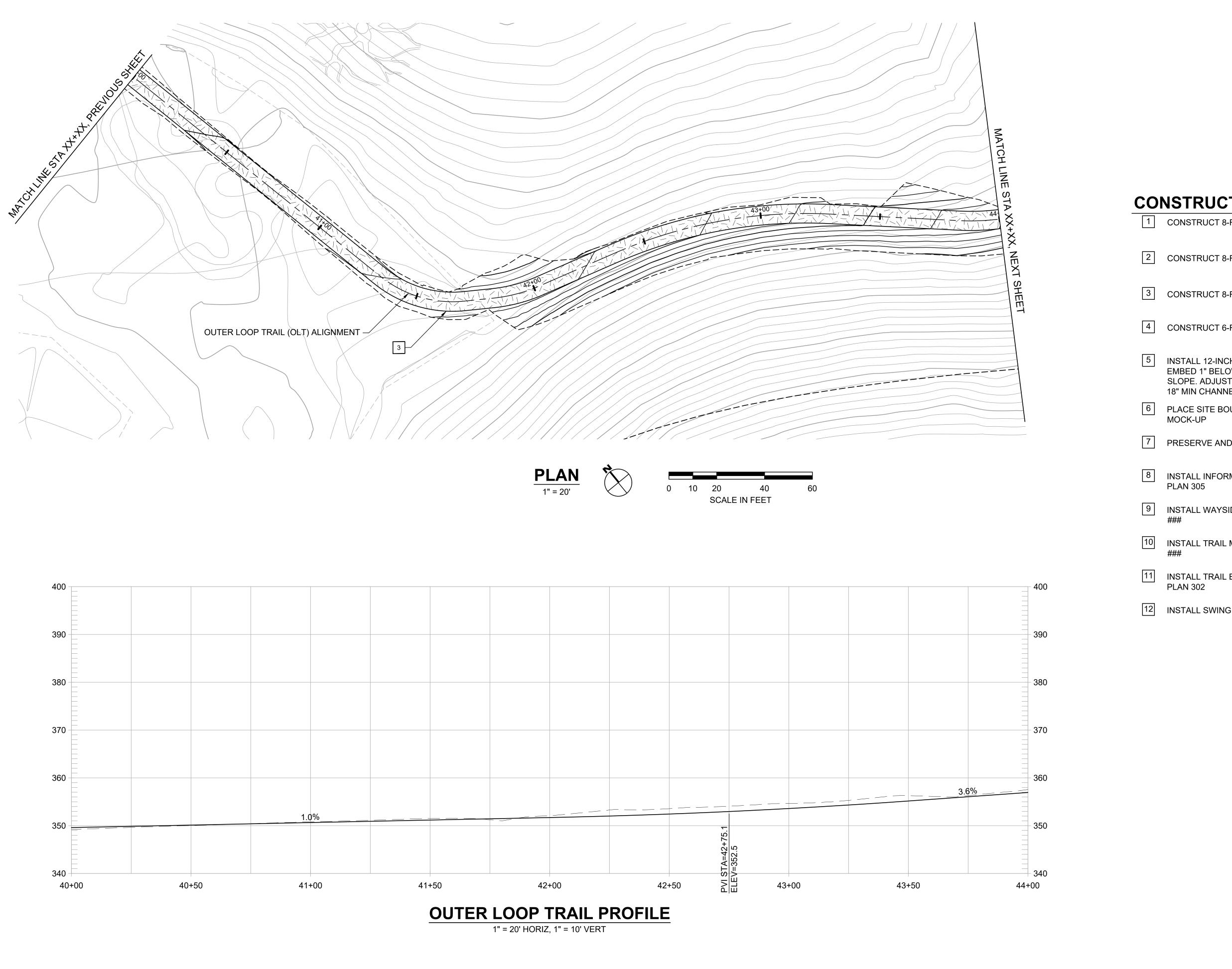
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800 Hearst Ave.
Restoration CA 24710

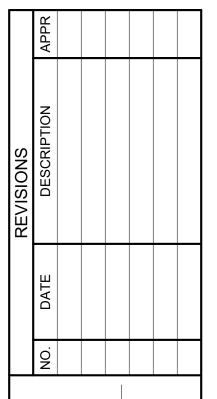
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Berkeley, CA 94710
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SCALE 1" = 20'
DATE APRIL 19, 2024

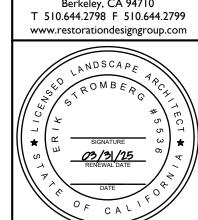


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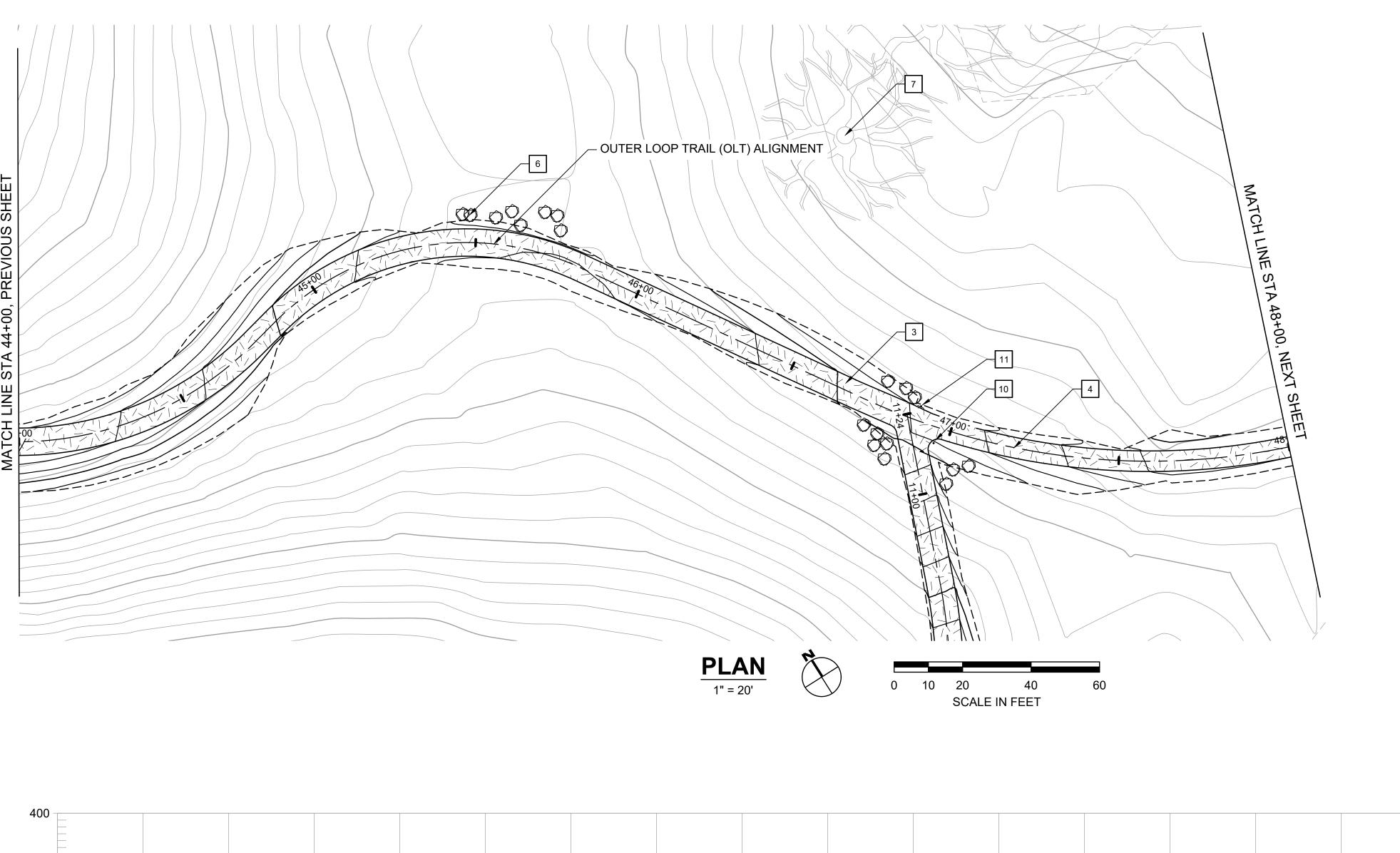


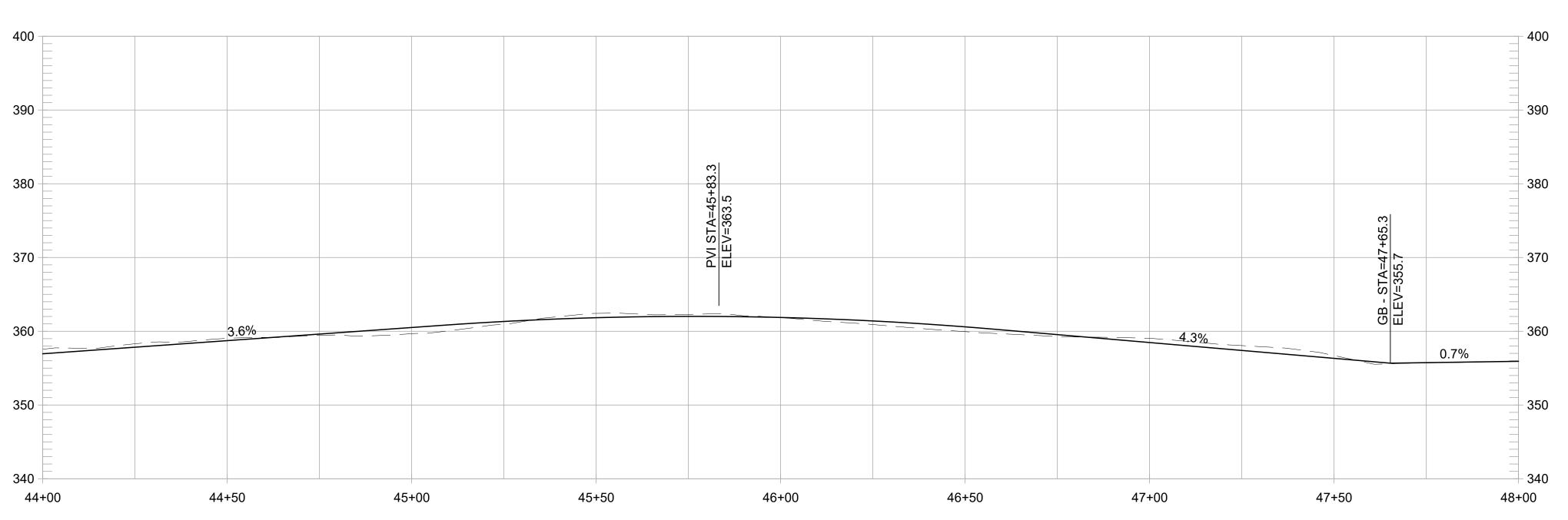
FORMER RODDY RANCH GOLF COURSE HABITAT RESTORATION AND PUBLIC ACCESS PLAN 55% REVIEW SUBMITTAL OLT - PLAN & PROFILE OT FOR CONSTRUCTION) (40+00 TO 44+00)

Restoration Design Group, Inc. 800 Hearst Ave. Berkeley, CA 94710 T 510.644.2798 F 510.644.2799



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



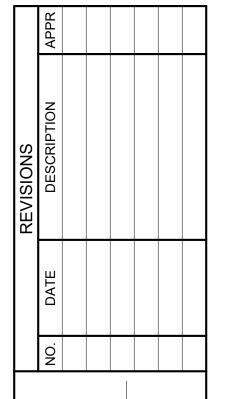


**OUTER LOOP TRAIL PROFILE** 

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

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FORMER RODDY RANCH GOLF COUI

5% REVIEW SUBMITTAL OT FOR CONSTRUCTION)

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DRAWN BY JH,FFK,HM

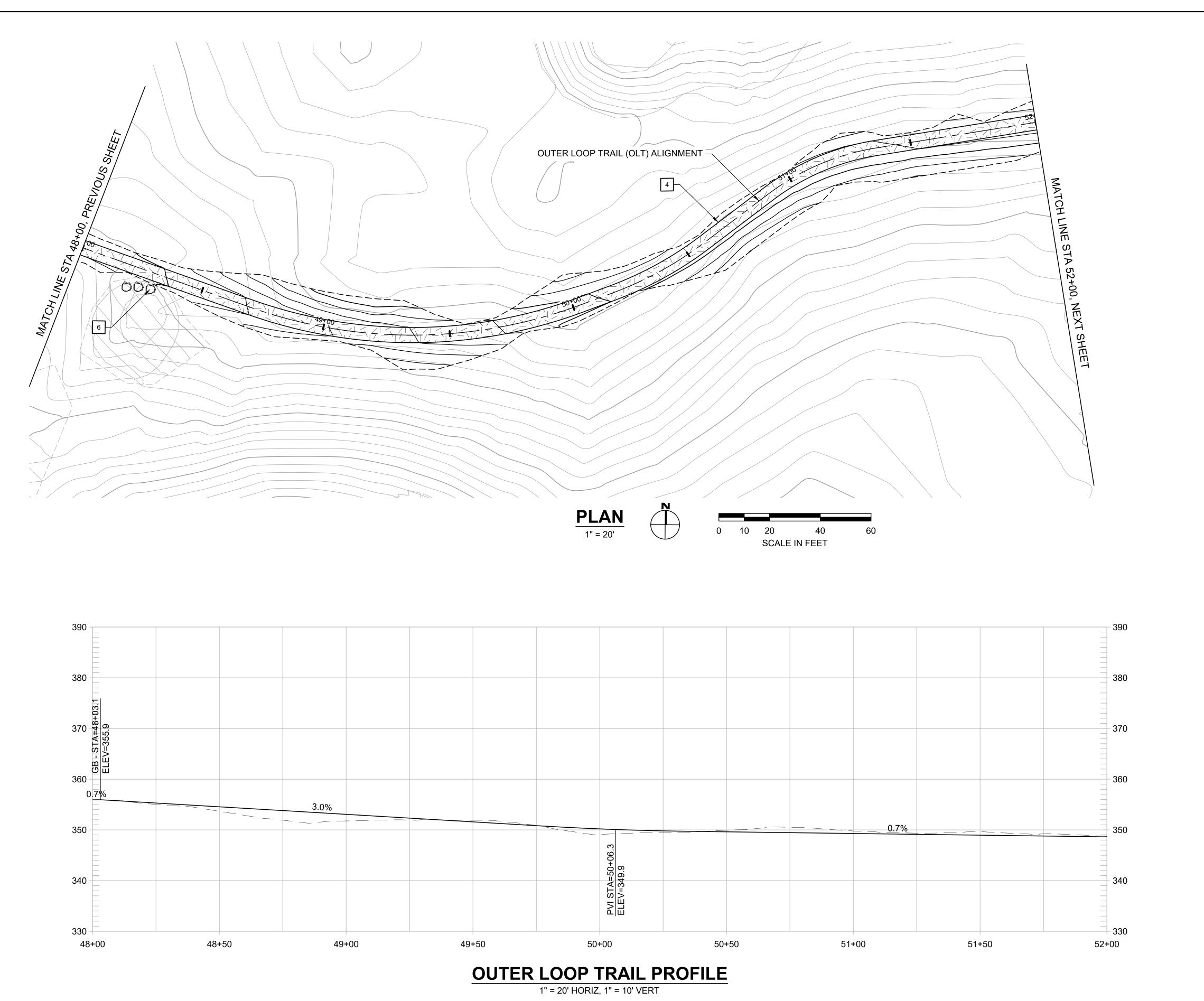
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SCALE 1" = 20'

DATE APRIL 19, 2024

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- 1 CONSTRUCT 8-FT WIDE CONCRETE TRAIL
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REVISIONS	DESCRIPTION				
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FORMER RODDY RANCH GOLF COUF
HABITAT RESTORATION AND PUBLIC ACCESS PL
5% REVIEW SUBMITTAL
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OT FOR CONSTRUCTION)
(48+00 TO 52+0

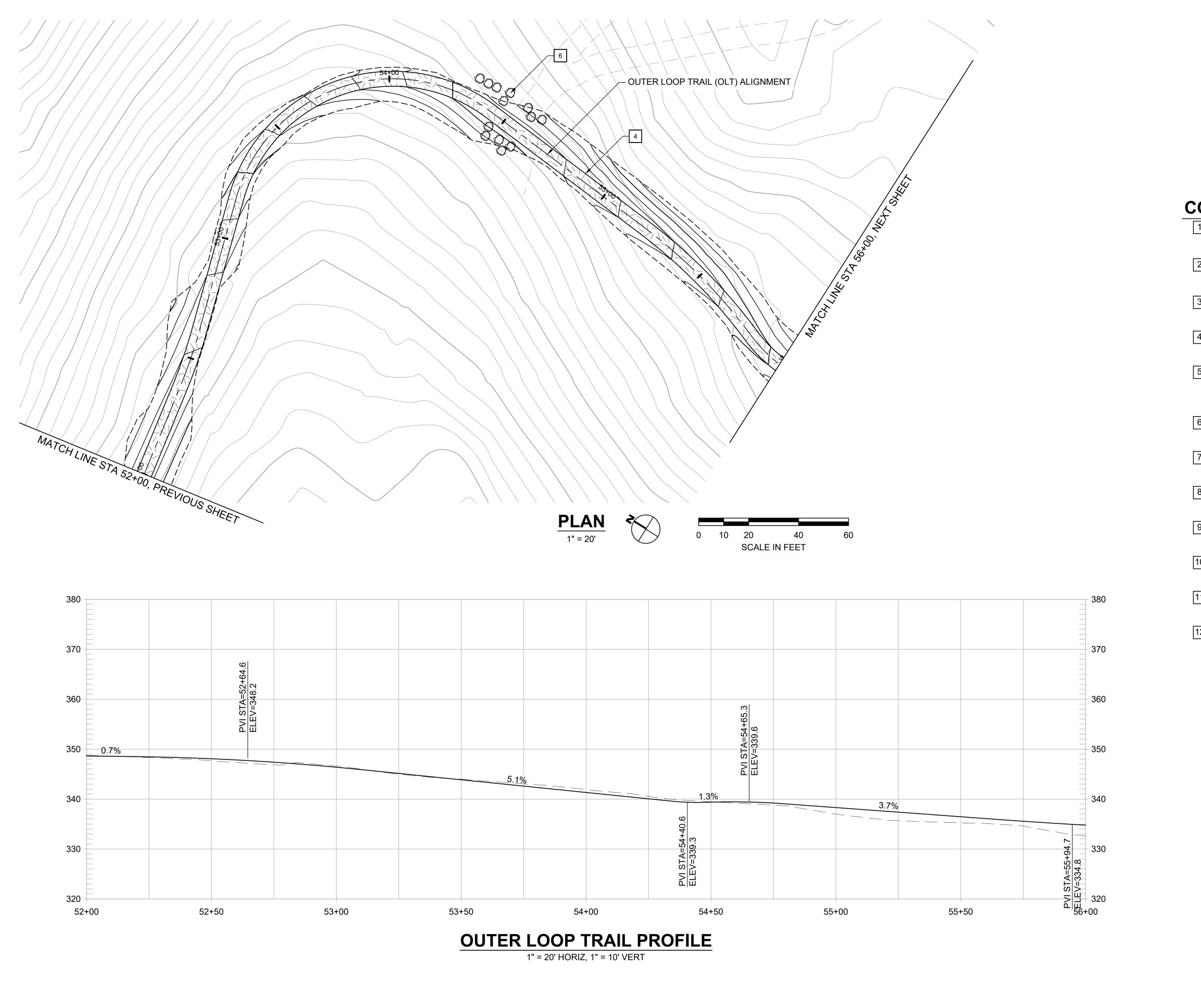
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T 510.644.2798 F 510.644.2799

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DESIGN BY ES
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REVISIONS	DESCRIPTION			
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FORMER RODDY RANCH GOLF COURSE
HABITAT RESTORATION AND PUBLIC ACCESS PLAN
5% REVIEW SUBMITTAL
OLT - PLAN & PROFILE
(52+00 TO 56+0)



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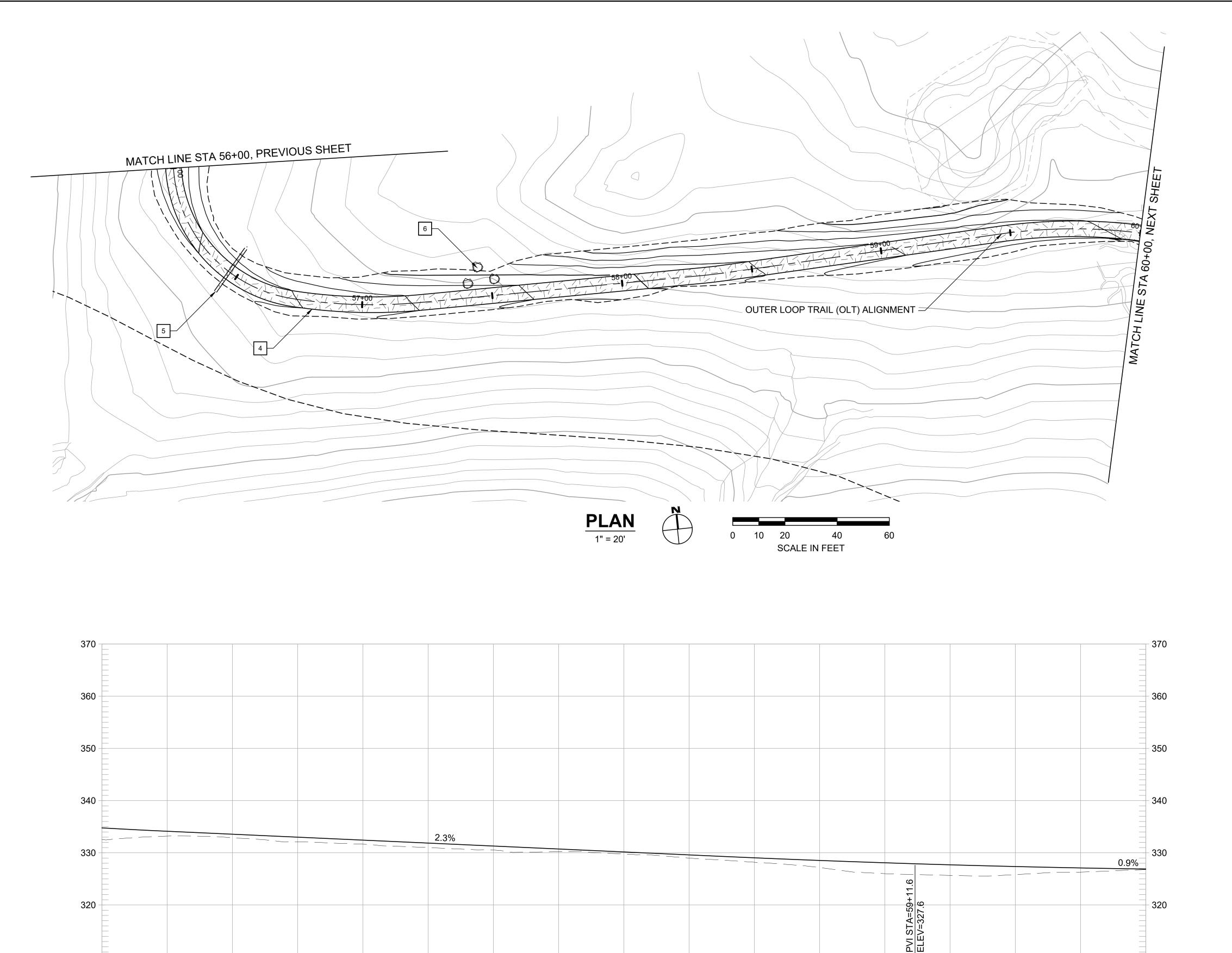
800 Hearst Ave.

Berkeley, CA 94710

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



58+00

**OUTER LOOP TRAIL PROFILE** 

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

58+50

59+00

59+50

310 -

56+00

56+50

57+00

57+50

# **CONSTRUCTION NOTES:**

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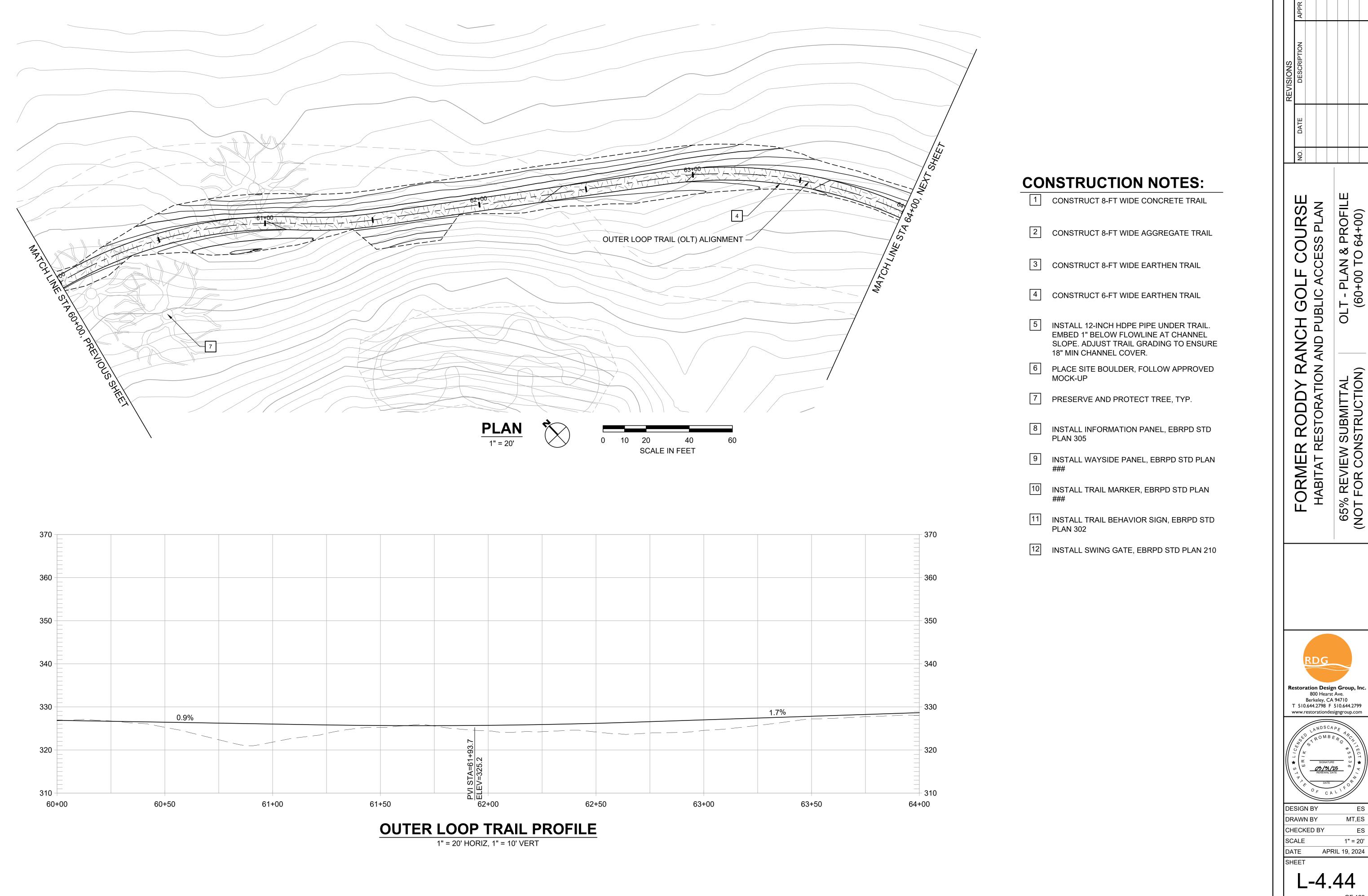
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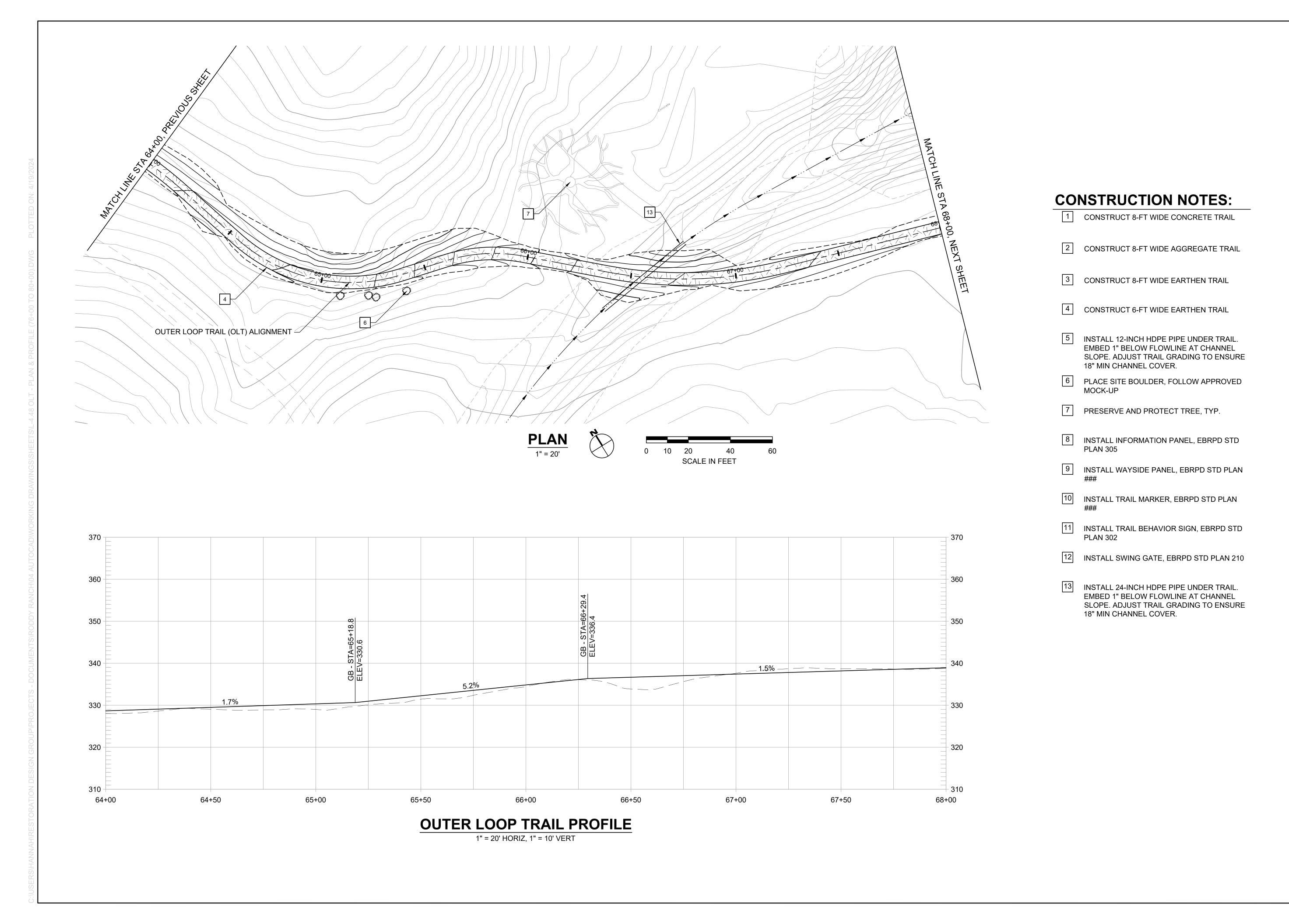


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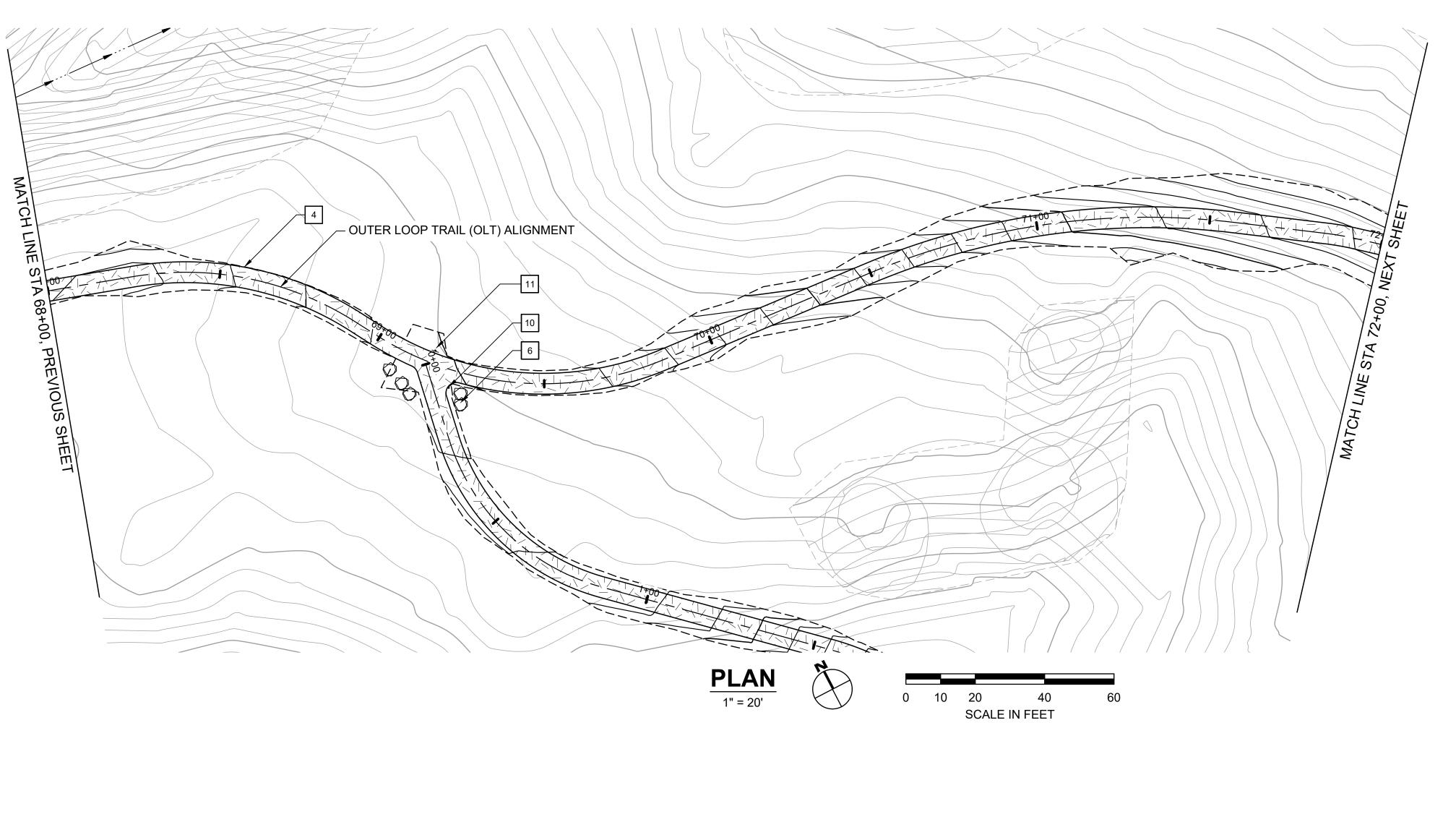
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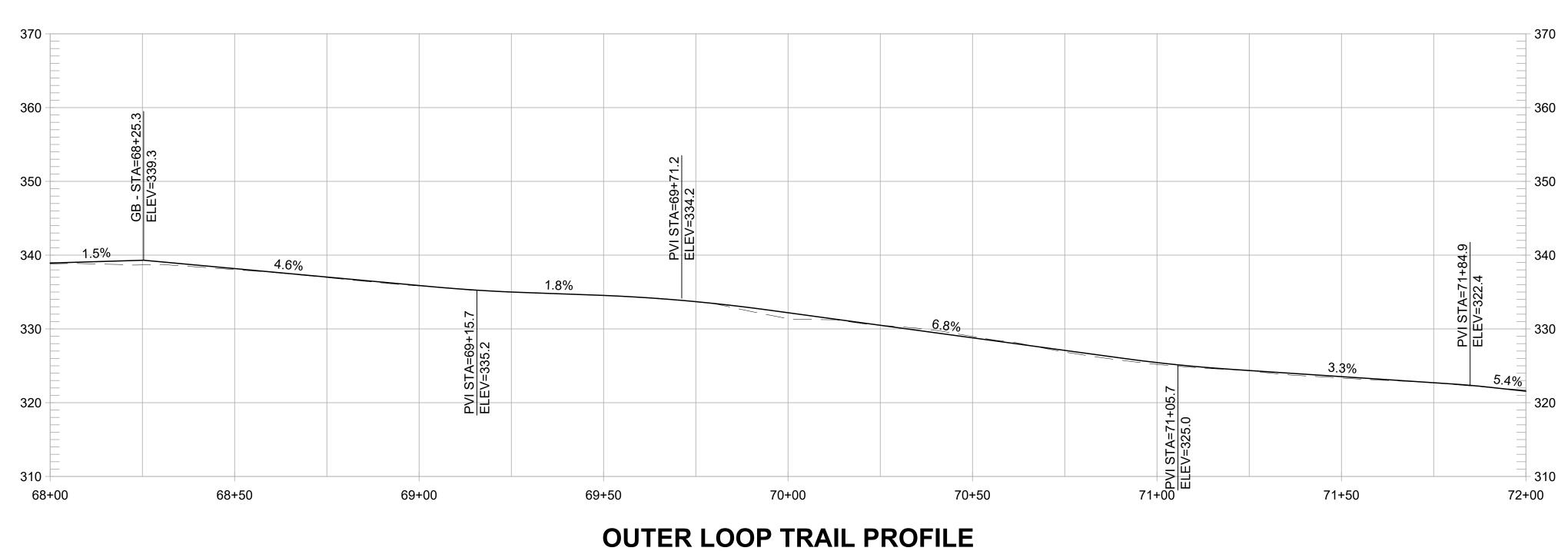
FORMER RODDY RANCH GOLF
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(NOT FOR CONSTRUCTION)
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1" = 20' HORIZ, 1" = 10' VERT

#### **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

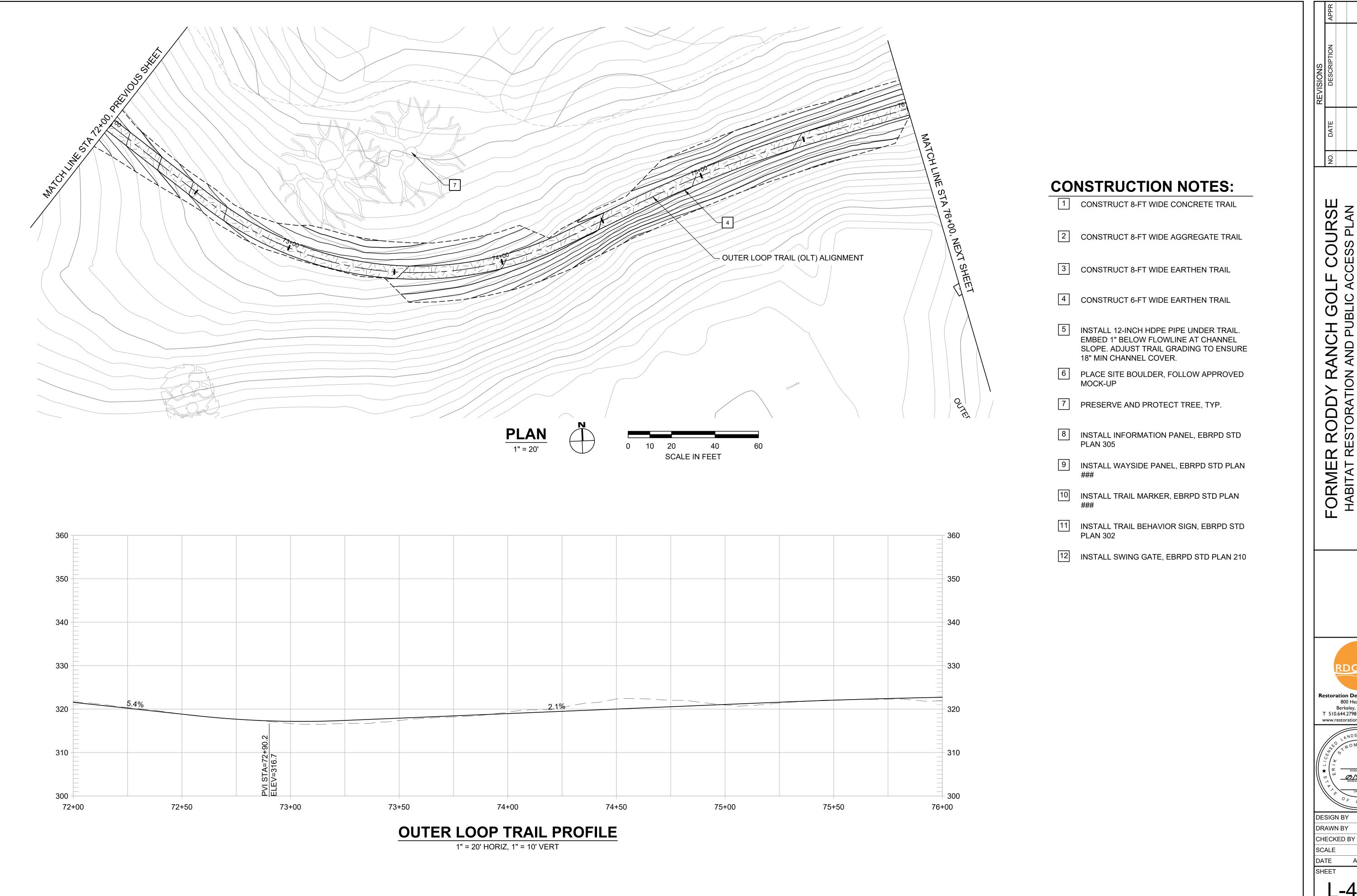
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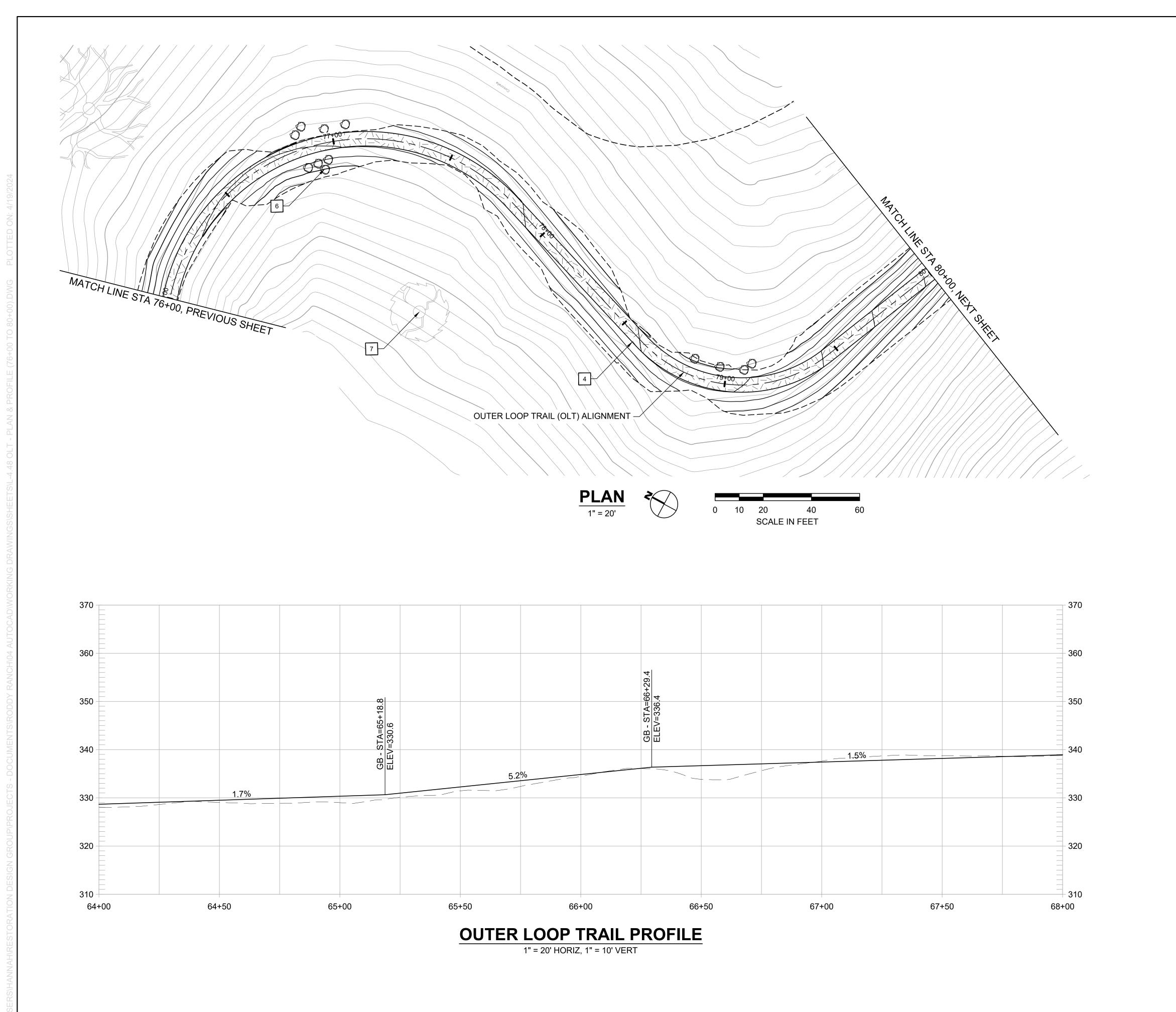
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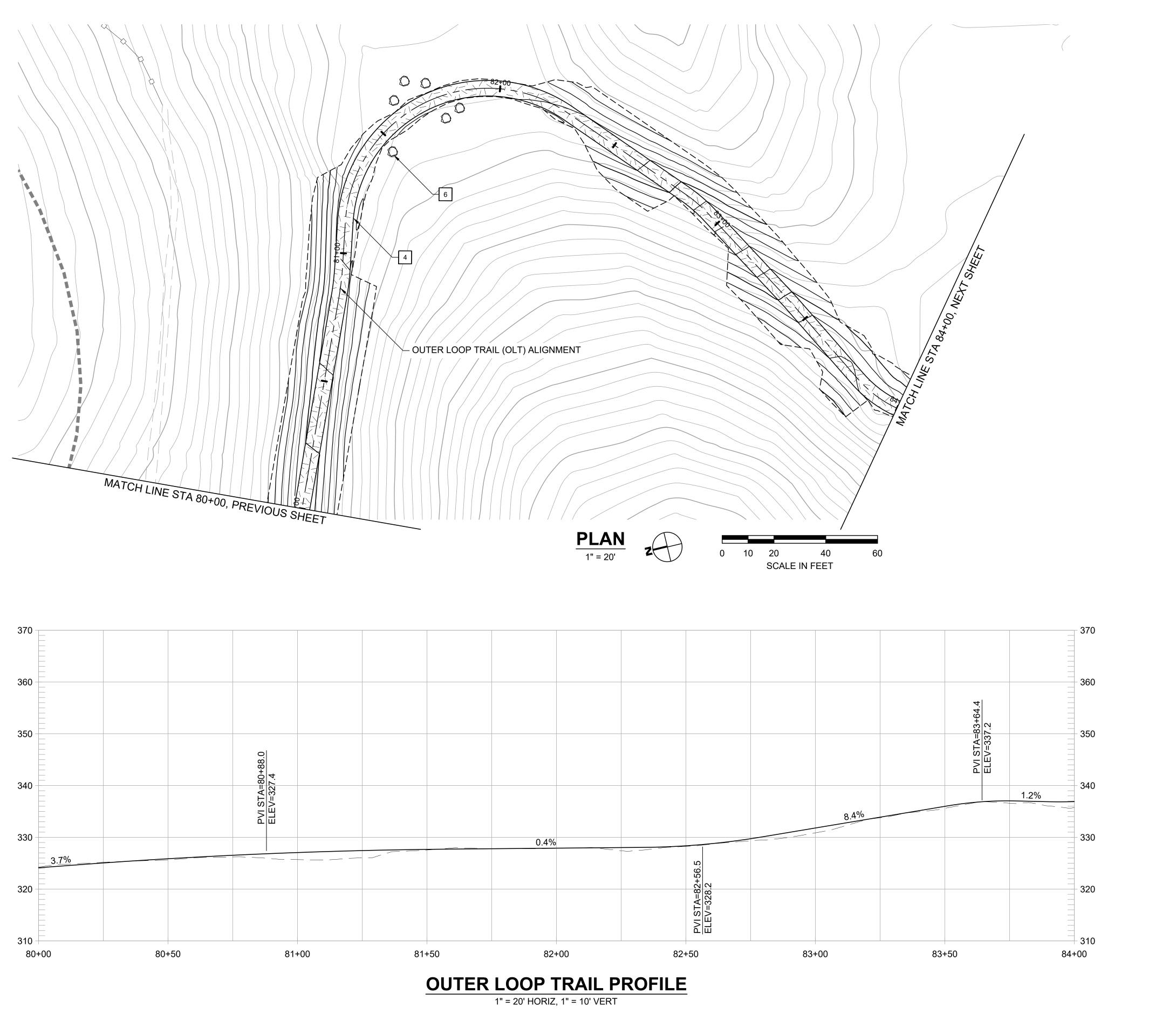
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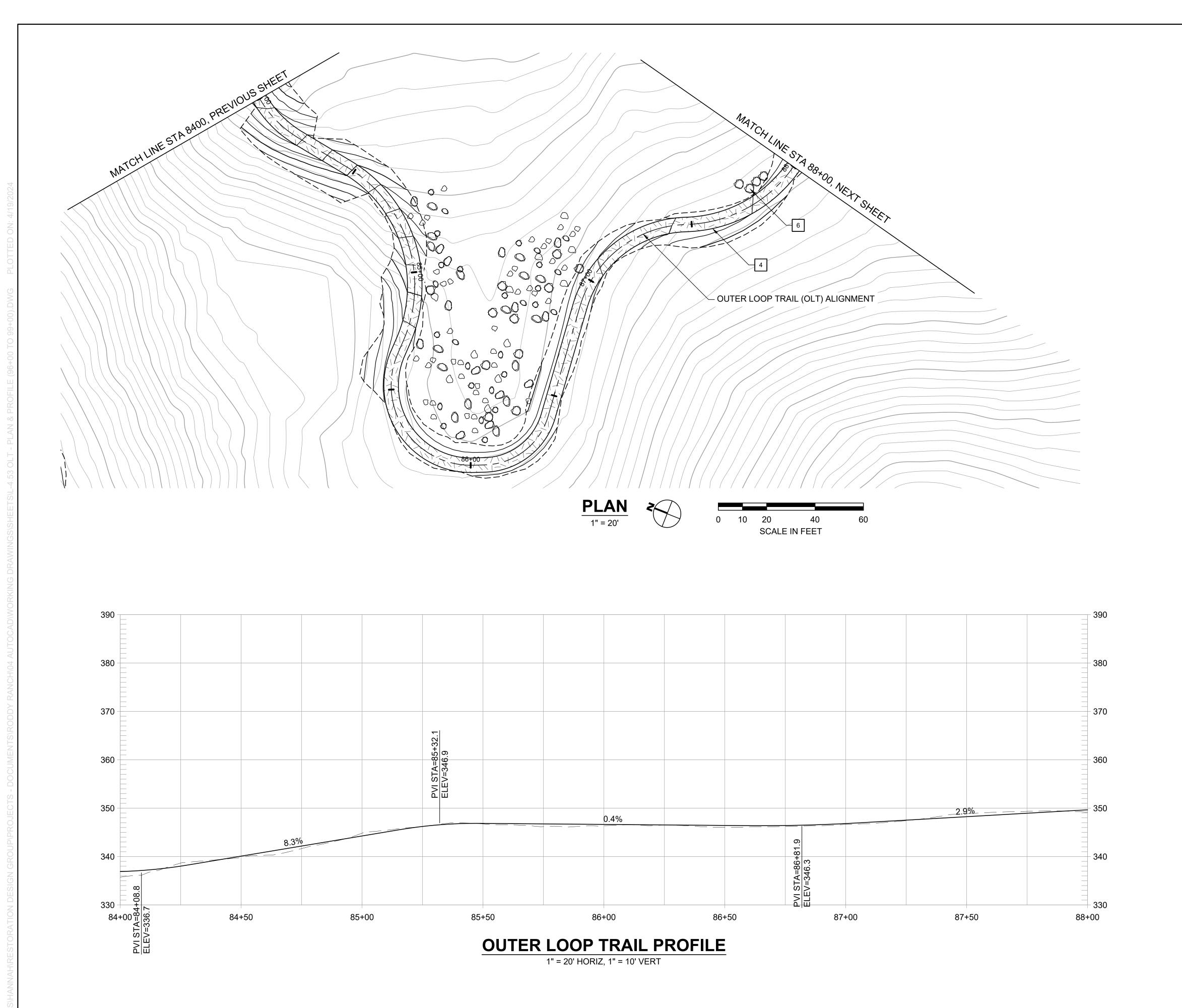
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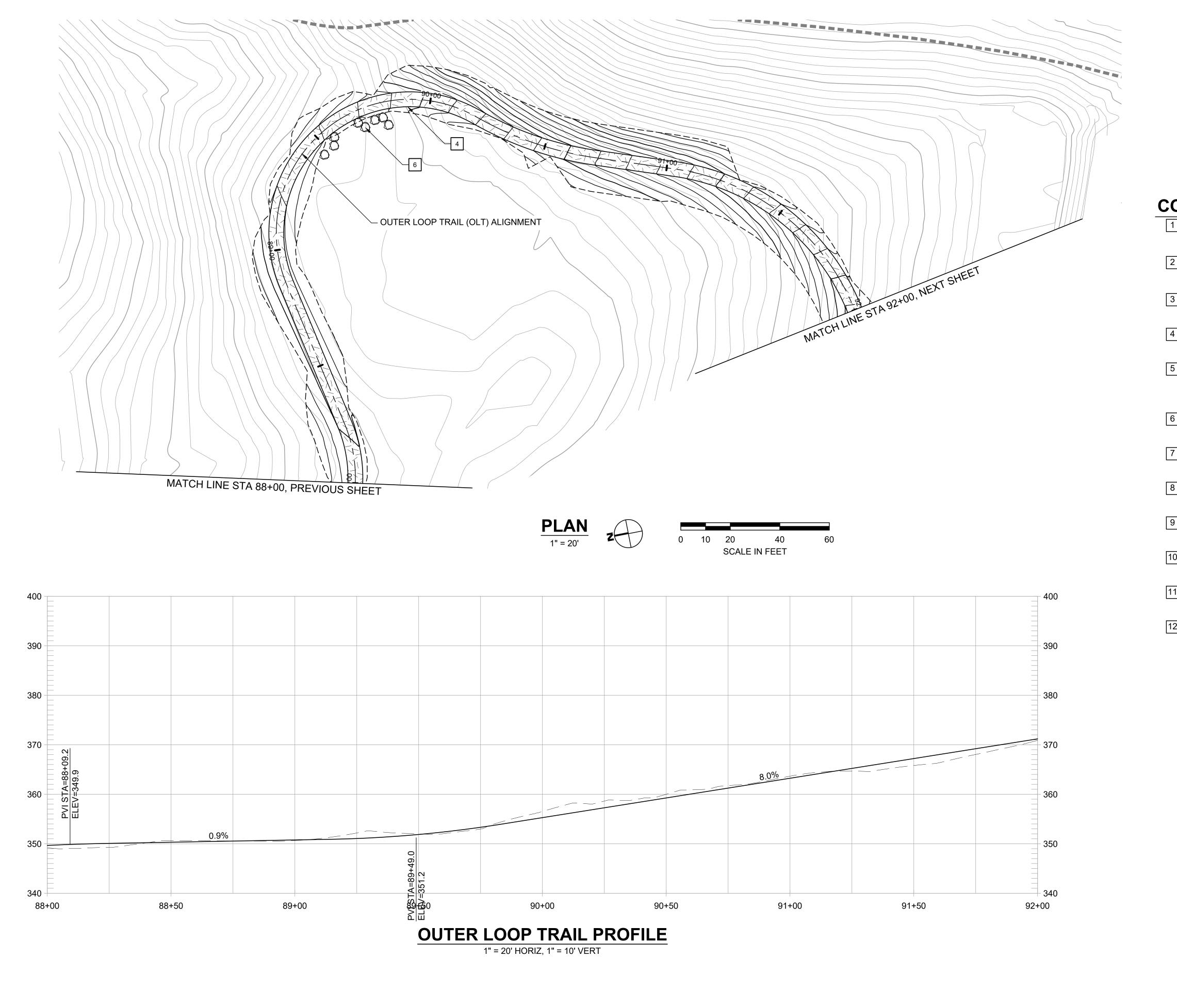
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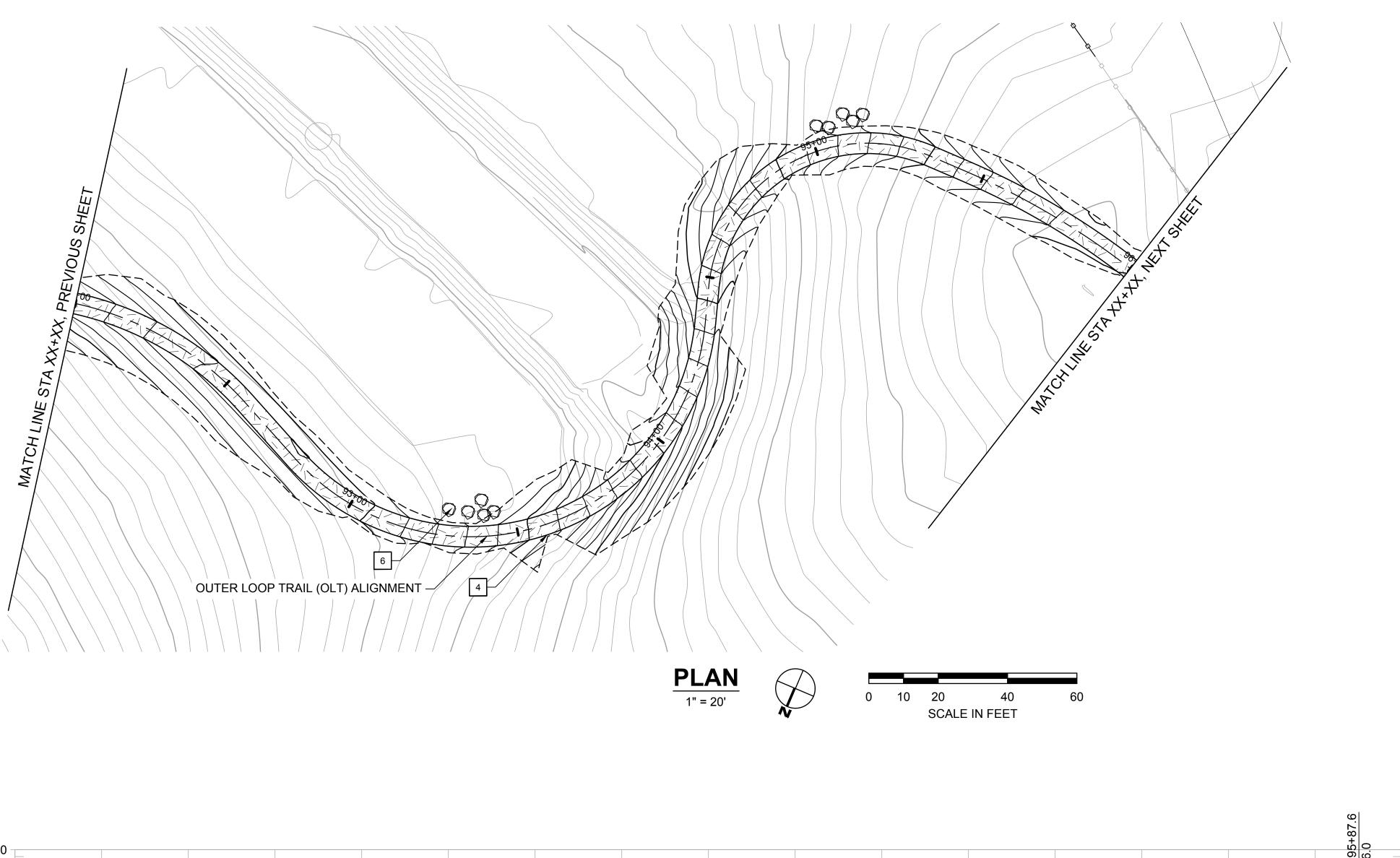
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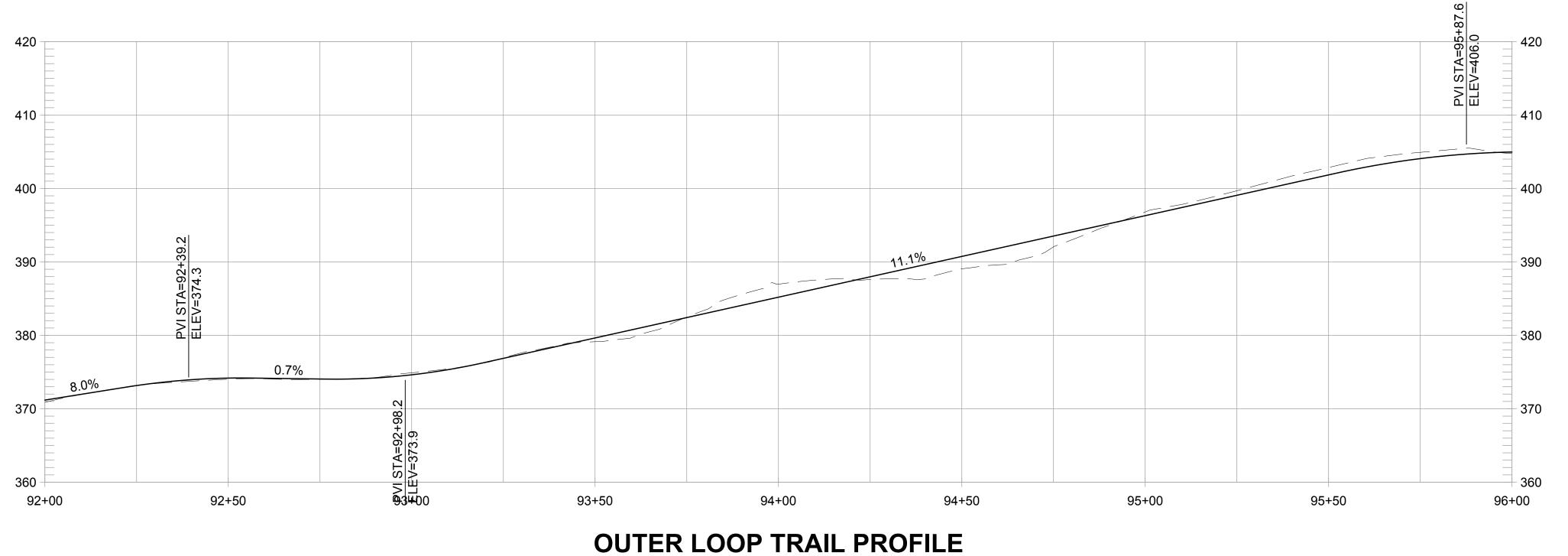
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DATE APRIL 19, 2024

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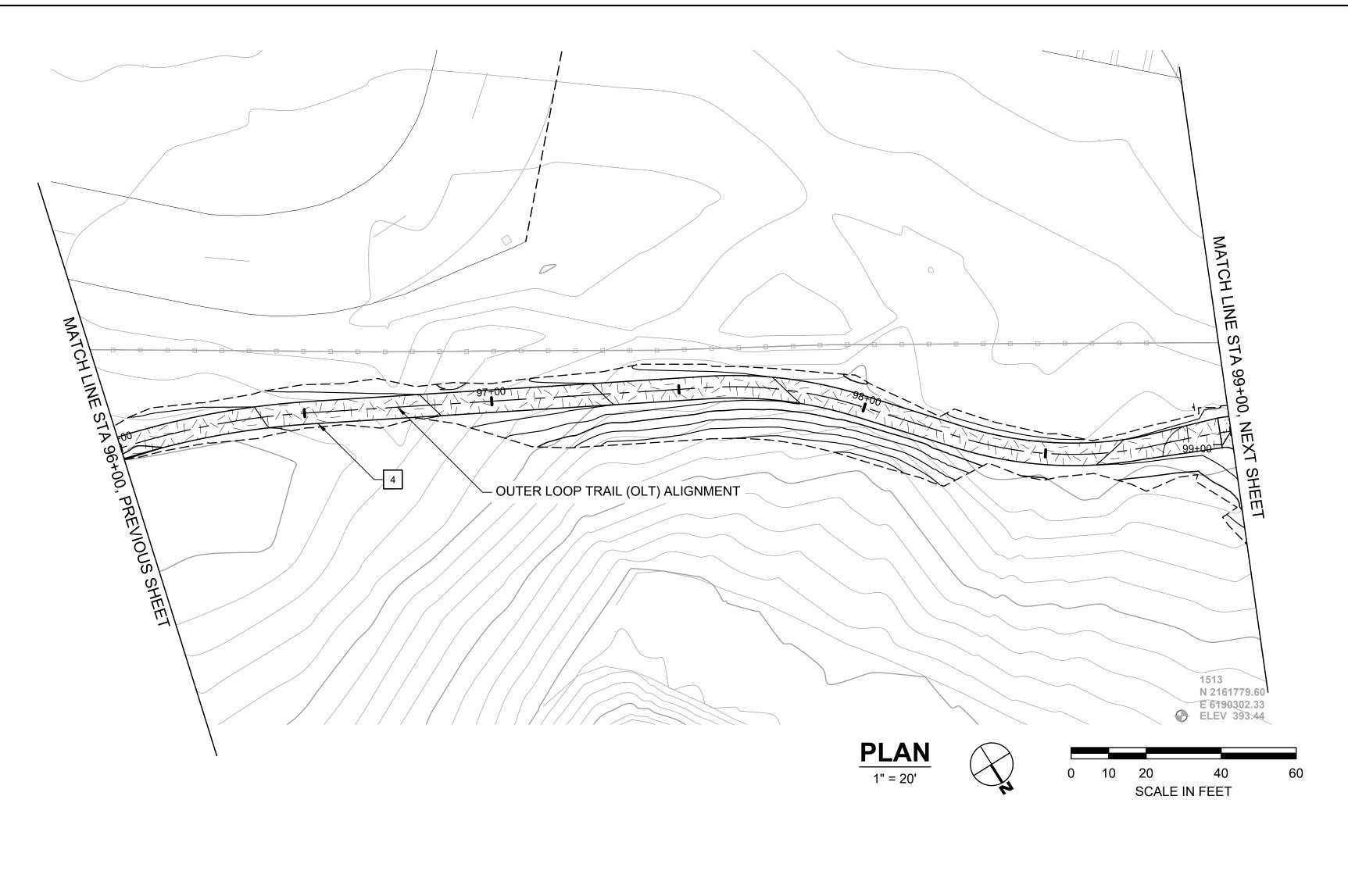
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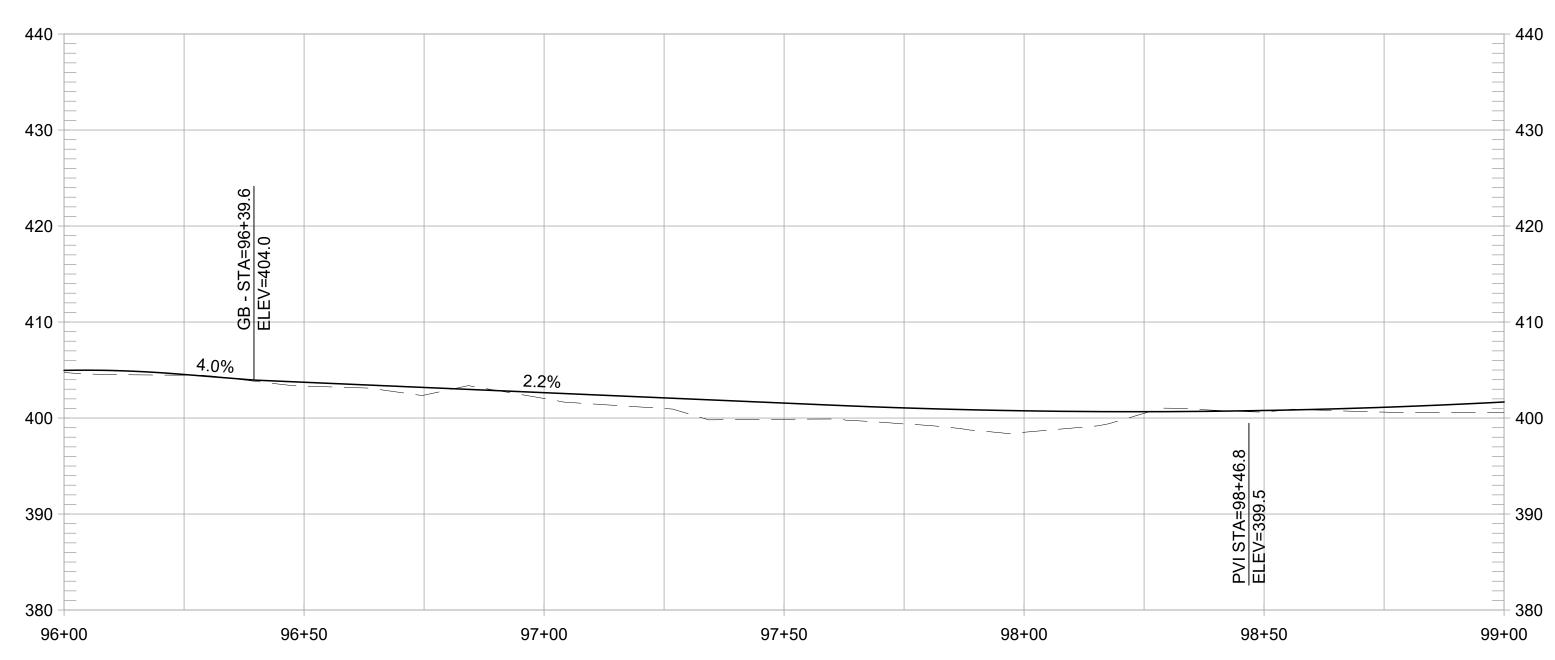
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**OUTER LOOP TRAIL PROFILE** 

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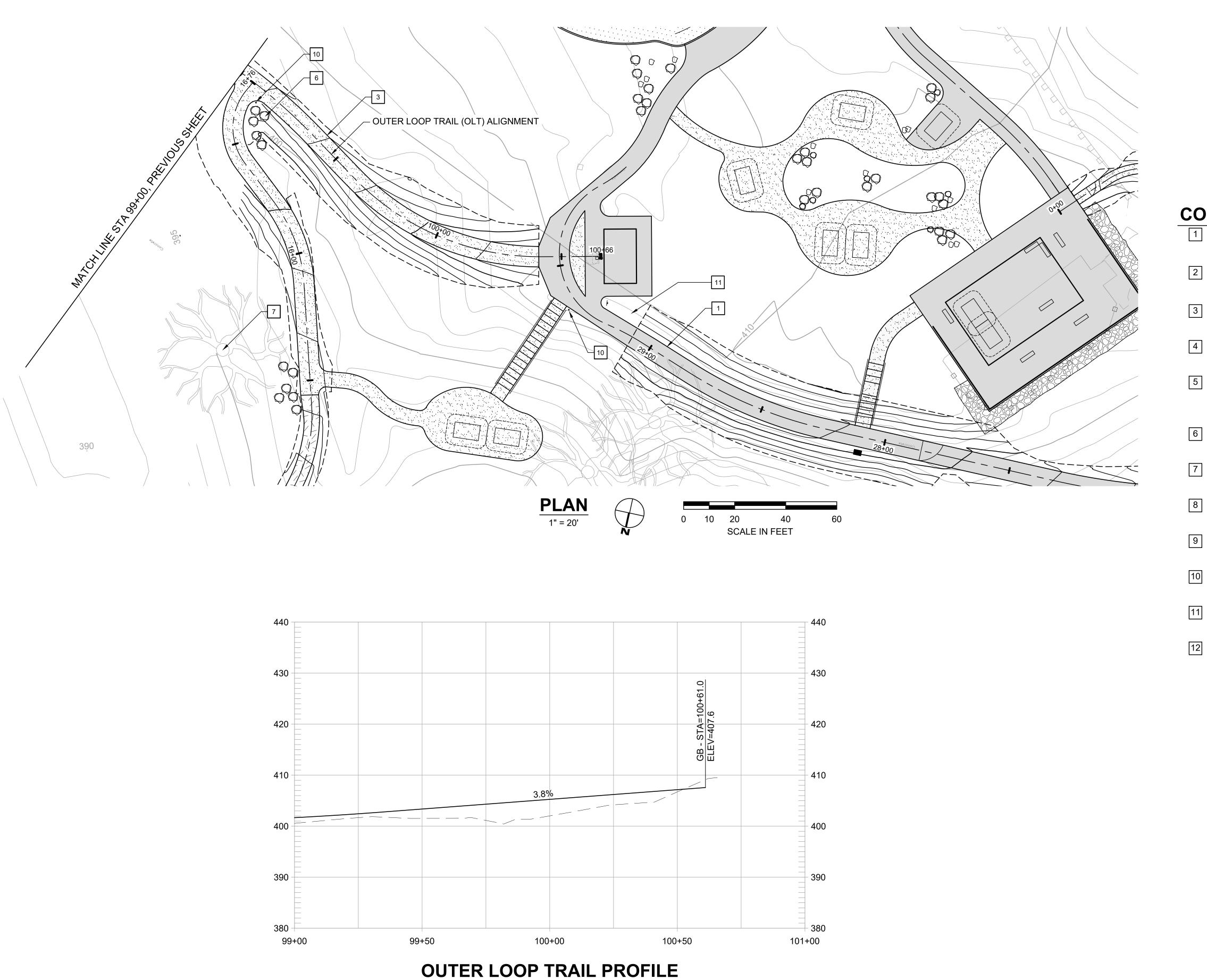
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1" = 20' HORIZ, 1" = 10' VERT

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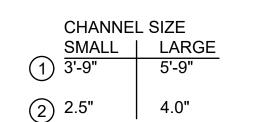
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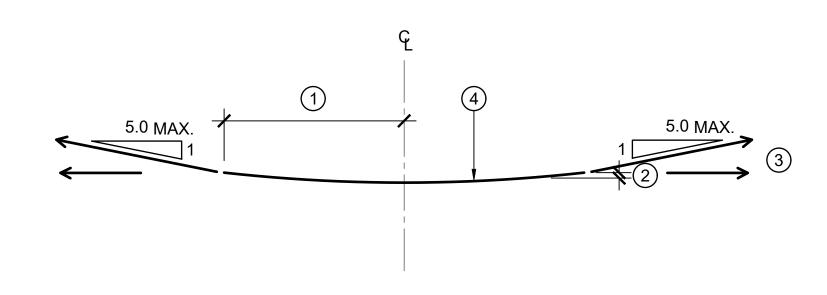
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DAYLIGHT FLAT IN FILL CONDITION, 5:1 MAX IN CUT CONDITION, TYPICAL BOTH SIDES.

(4) SWALE BOTTOM, SCULPT ROUNDED AS SHOWN.

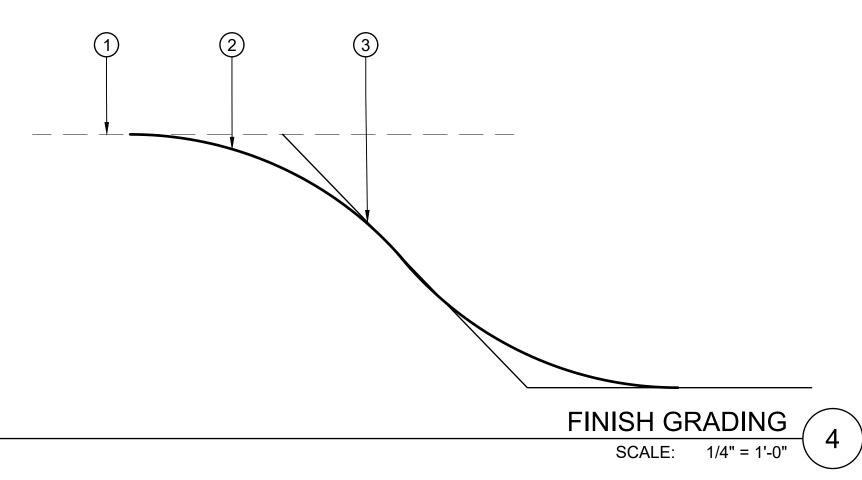


CREATED CHANNEL

**PLAN** 

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

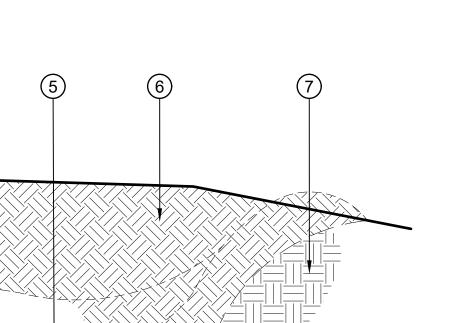
- (1) EXISTING GRADE
- (2) GRADE BREAK, EASE TRANSITION WITH A 15-FT RADIUS
- (3) FINISH GRADE



- (1) EXISTING GRADE
- (2) LIMIT OF EXCAVATION, SHOWN CONCEPTUALLY. EXCAVATE AS REQUIRED TO REMOVE DRAINAGE SYSTEM 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
- AND TO GENERATE ENOUGH (5) PERFORATED PIPE, REMOVE AND DISPOSE OFF-SITE
- (6) GENERAL FILL, SAND MAY BE **COMBINED WITH ADJACENT** NATIVE SOIL AND PLACED AS

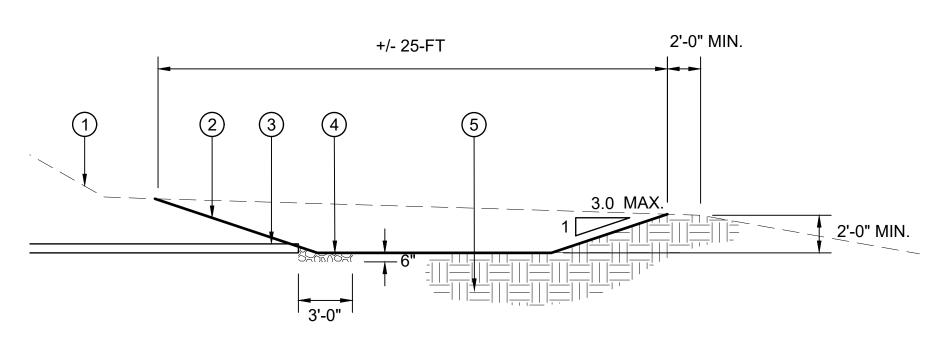
A WELL-MIXED COMBINATION

(7) SUBGRADE



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

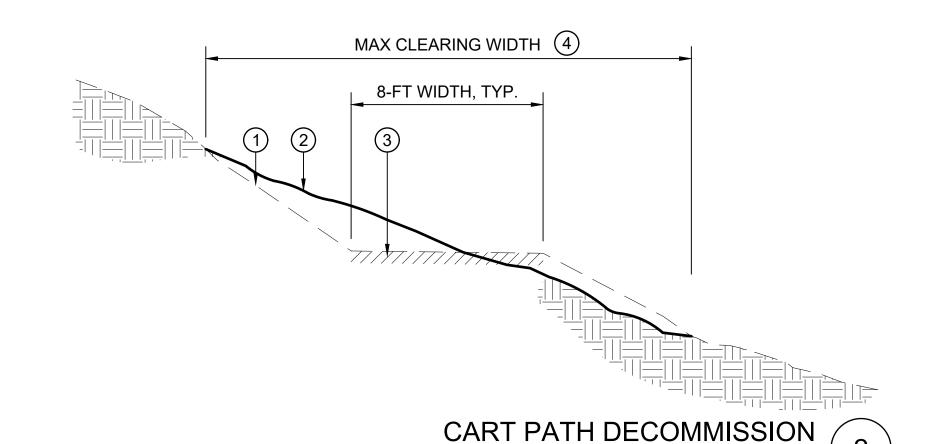
- 1 EXISTING GRADE
- (2) FINISH GRADE
- (3) 12" HDPE PIPE, CONNECT TO (E) 12" PIPE WITH COUPLER (NOT SHOWN).
- (4) OUTFALL PROTECTION, 3" ANGULAR ROCK, 3-FT WIDE, 3-FT LONG, 6-IN DEEP, CENTERED ON PIPE.
- (5) SUBGRADE, NATIVE MATERIAL



## PARKING AREA INFILTRATION GALLERY

SCALE: 3/16" = 1'-0"

- (1) 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.



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.
- 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.
- SMOOTH GRADING TRANSITIONS TO NATURALIZE THE LOOK OF THE BASINS PER DTL 4 THIS SHEET.

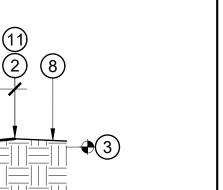
- 1) EDGE OF BASIN. SEE PLANS FOR LAYOUT AND APPROXIMATE ELEVATIONS.
- 2 SPILLOVER LOCATION, LOWEST POINT OF (E) GRADE AT EDGE OF BASIN GRADING. PRESERVE AND PROTECT TOPOGRAPHY AND VEGETATION AT SPILLOVER LOCATION. MEASURE FROM NATIVE GRADE, UON.
- (3) ELEVATION OF EDGE OF BASIN, SET 0.25' BELOW NATIVE GRADE
- (4) 3-FT MIN. DISTANCE, TYP. BETWEEN SPILLOVER LOCATION AND EDGE OF BASIN (DISTANCE VARIES WHERE BASIN SLOPES DEVIATE FROM 10:1).

**SECTION A** 

- 5 GRADE BASIN TO LINES SHOWN ON PLANS. HOLD BOTTOM OF BASIN LEVEL. SEE PLANS FOR SIDE SLOPES ABOVE EDGE OF
- 6 DEPTH, MEASURED FROM EDGE OF BASIN TO BOTTOM, 18" TYP., SEE PLANS.
- (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

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

- 9 SUBGRADE
- 10 BOTTOM OF BASIN
- (11) LIMIT OF GRADING



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**DETAILS** 

GRADING

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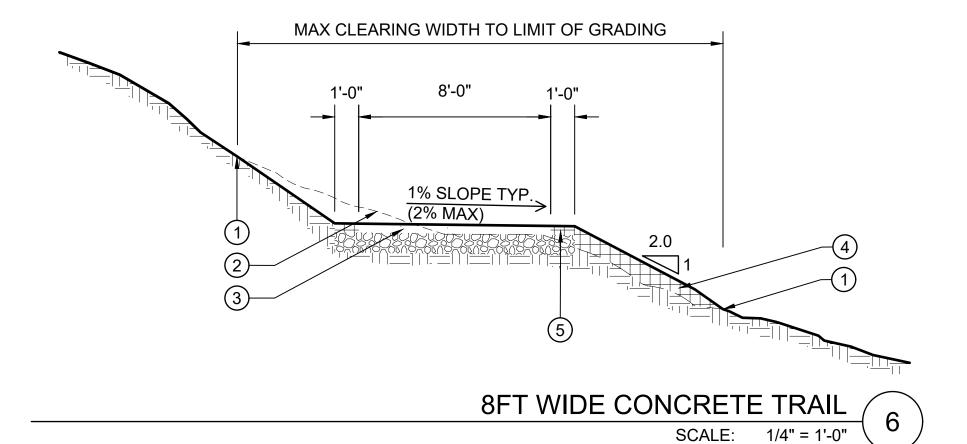
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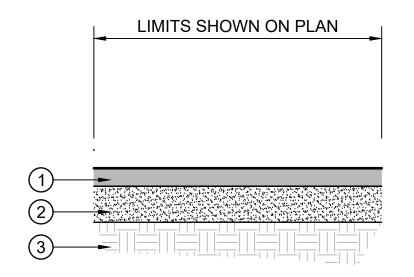
**INFILTRATION AREA** SCALE: 1/4" = 1'-0"



- (E) GRADE
- 3 SEE PLANS FOR CONCRETE SURFACE
- (4) COMPACTED NATIVE SOIL
- 5 SHOULDER, COMPACTED NATIVE



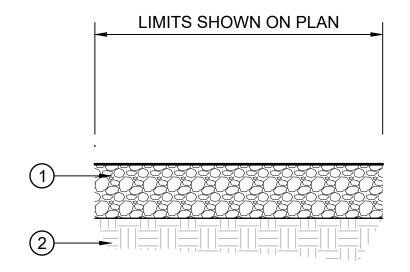
- 1 PLACE 3" HMA AND COMPACT TO 95% RELATIVE DENSITY
- 2 PLACE 6" CLASS 2 AB COMPACTED TO 95% RELATIVE COMPACTION.
- 3 COMPACT SUBGRADE TO 95% RELATIVE COMPACTION.



ASPHALT PAVING

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

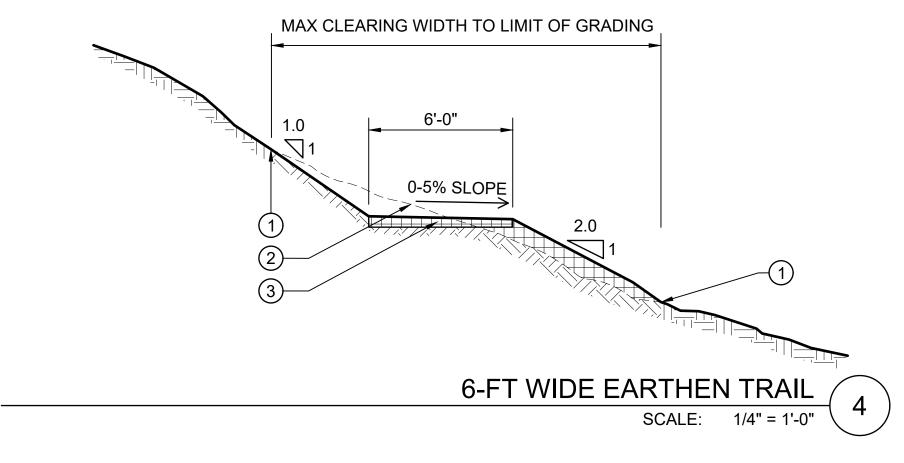
- 1) 12" GRADED AGGREGATE COMPACTED TO 95% RELATIVE DENSITY, MINIMUM (2) LIFTS
- (2) COMPACT SUBGRADE TO 95% RELATIVE COMPACTION.



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

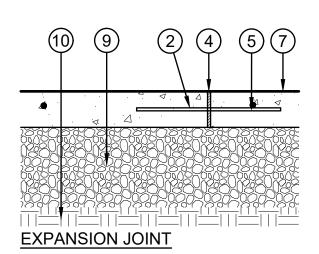
- (E) GRADE
- (3) COMPACTED NATIVE SOIL

1 LIMIT OF GRADING



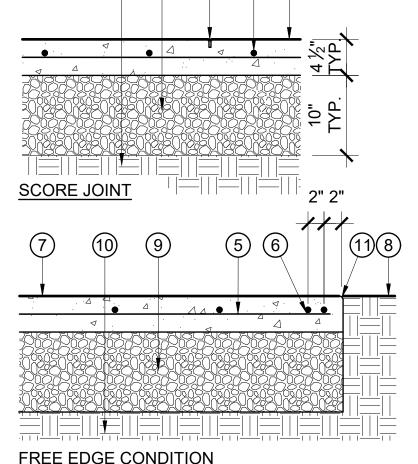
- (1) SCORE JOINT, 3/4" DEEP, SEE PLANS FOR LOCATIONS. SPACE AT 10 TO 12' SPACING UON.
- (2) DOWEL AT JOINT, 24" LONG, 5/8" DIAMETER SMOOTH, GALVANIZED STEEL DOWEL AT MID-DEPTH OF SLAB. SPACE AT 18" O.C. SET HORIZONTAL. EXTEND 12" INTO EACH SLAB SECTION.
- (3) FORMED CONSTRUCTION JOINT
- 4 EXPANSION 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
- (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.
- 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.



(10) (9) (5) (2) (11) (5) (7)

**CONSTRUCTION COLD JOINT** 

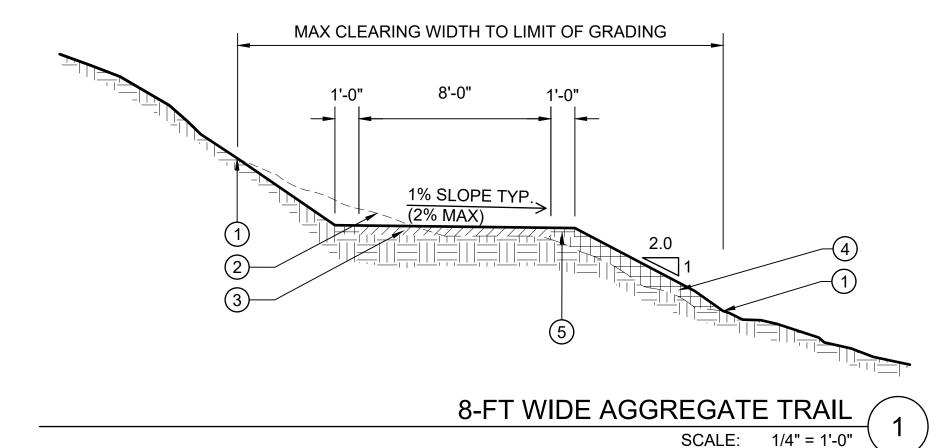


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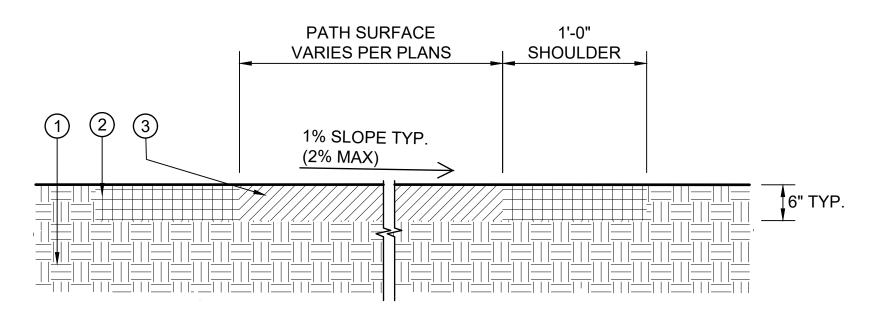
FREE EDGE CONDITION

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

- 1 LIMIT OF GRADING
- (E) GRADE
- 3 SEE PLANS FOR AGGREGATE SURFACE
- (4) COMPACTED NATIVE SOIL
- 5 SHOULDER, COMPACTED NATIVE SOIL UON.



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

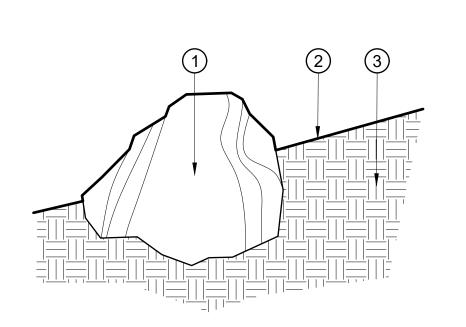


AGGREGATE SURFACE SCALE: 3/4" = 1'-0"

- 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"



COURSE CESS PLAN

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RANCH

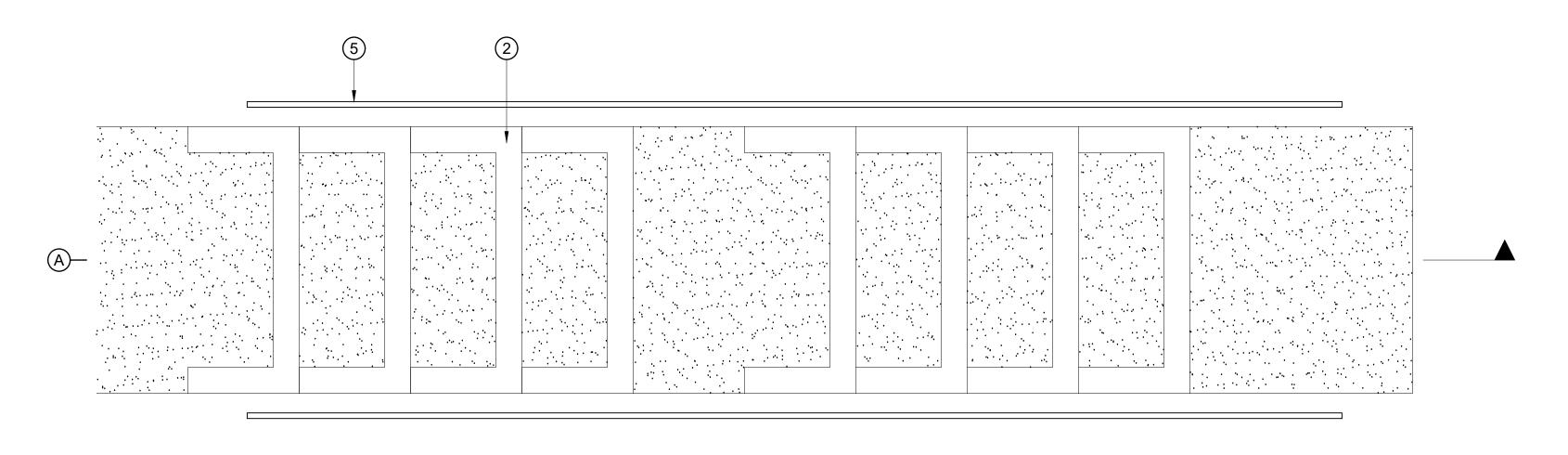
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**PLAN** 

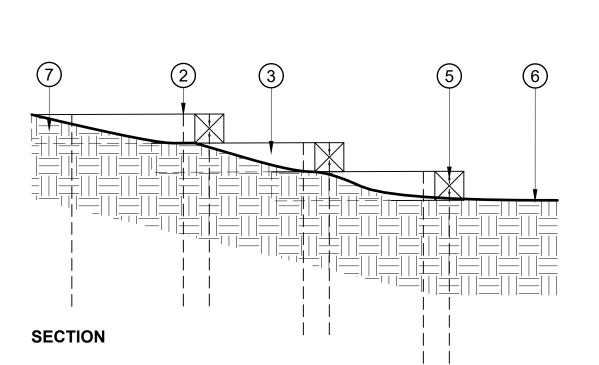
- 1 HL53 H.D.G. SIMPSON BRACKET WITH 1/2" X4" HDG LAG & HDG WASHER
- REBAR, (4) #6 AT EACH TREAD. 48" 2 LENGTH, FLUSH TO TOP OF TIMBER. PREDRILL HOLES FOR TIGHT FIT. DRIVE THROUGH TIMBERS BELOW AND INTO SOIL UNTIL TOP IS FLUSH WITH TIMBER. (2) #6 AT TOP LANDINGS AS SHOWN.
- 3 8X8 REDWOOD TIMBERS. LENGTHS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

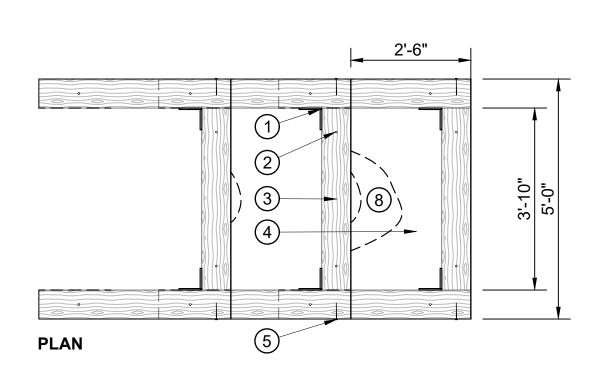
- 5 1/2"Ø X 12" GALV. STEEL LAG BOLTS WITH WASHERS TVD 2 ROLTS EACH WITH WASHERS, TYP. 2 BOLTS EACH
- 6 BOTTOM AND TOP LANDINGS, ACCESSIBLE SURFACING. HOLD FLUSH TO ADJACENT FINISH GRADE.
- 7 BACKFILL SLOPE AGAINST STEPS, COMPACT AND MATCH ADJACENT **GRADES**
- 8 CROWN, TYP., MIN 2-1/2" IN MIDDLE OF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

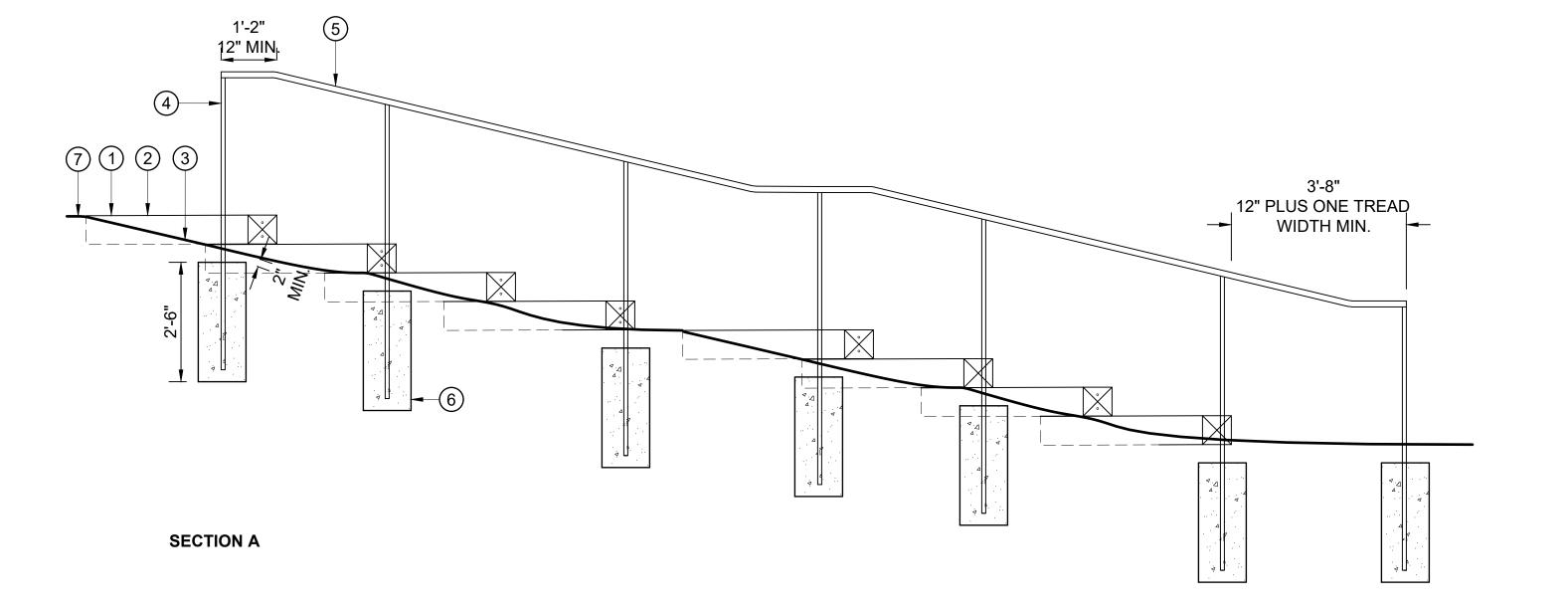
- A. PREPARE ALL SUBGRADE SURFACES PRIOR TO DRILLING TIMBERS FOR REBAR TO ALLOW FOR SUBGRADE OBSTRUCTIONS SUCH AS ROCKS. COMPACT ALL SUBGRADE SURFACES TO RECEIVE TIMBERS.
- ALL COMPACTION OF SUBGRADE, BACKFILL, SIDE SLOPES, AND BACKRILL FOR TREADS SHALL BE PER SPECIFICATIONS.
- SUBGRADE FOR EACH BOX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

**BOX STEPS** 

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







- 1 FINISHED GRADE OF STAIR LANDING
- 2 BOX STEP ( 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  $\begin{pmatrix} 1 \\ L-5.1 \end{pmatrix}$



L-5.2

APRIL 19, 2024

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DESIGN BY DRAWN BY CHECKED BY

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COURSE CESS PLAN

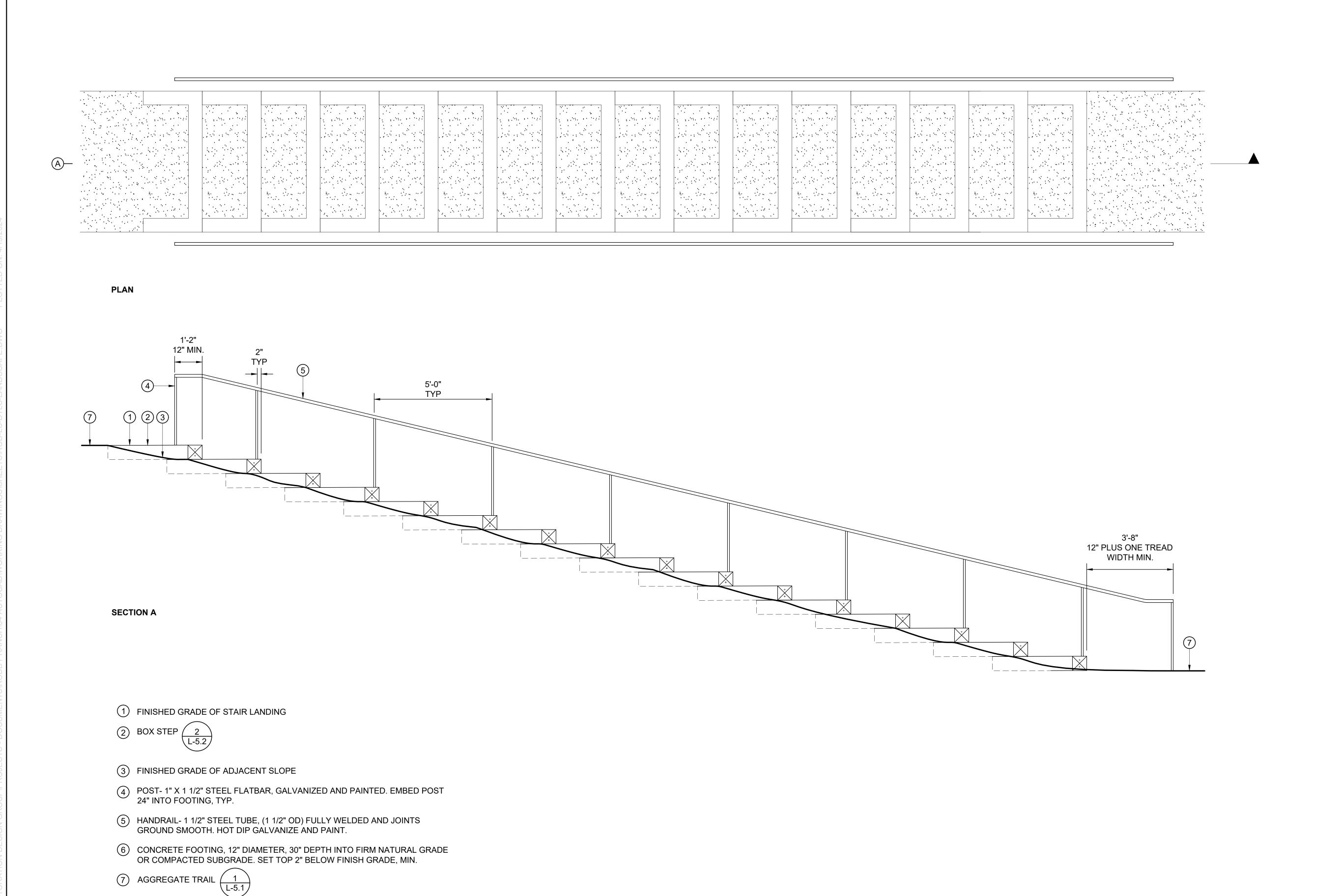
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FORMER RODDY RANCH GOLF COURSE HABITAT RESTORATION AND PUBLIC ACCESS PLAN 5% REVIEW SUBMITTAL OT FOR CONSTRUCTION) Restoration Design Group, Inc 800 Hearst Ave. Berkeley, CA 94710 T 510.644.2798 F 510.644.2799 DESIGN BY DRAWN BY CHECKED BY APRIL 19, 2024

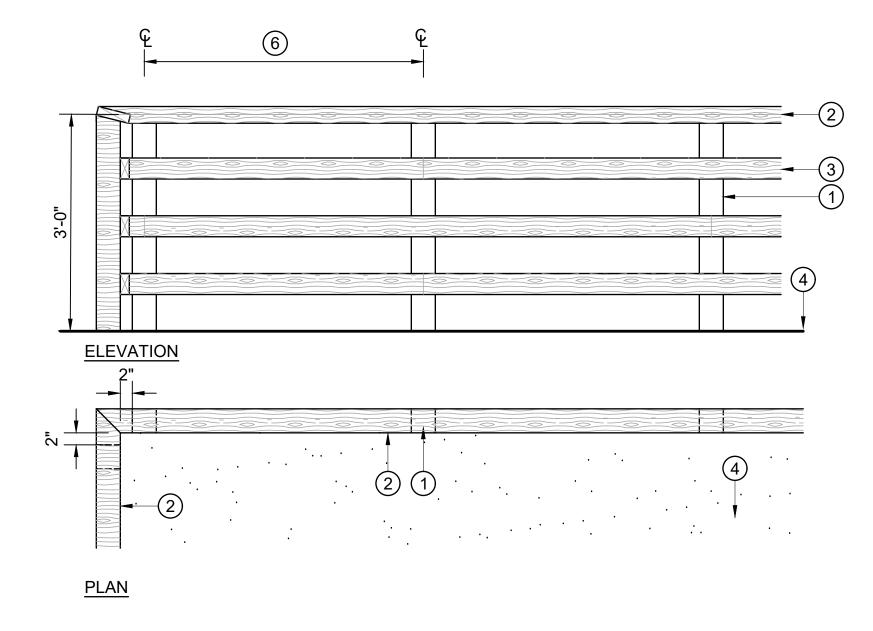
SCALE: 1/2" = 1'-0"

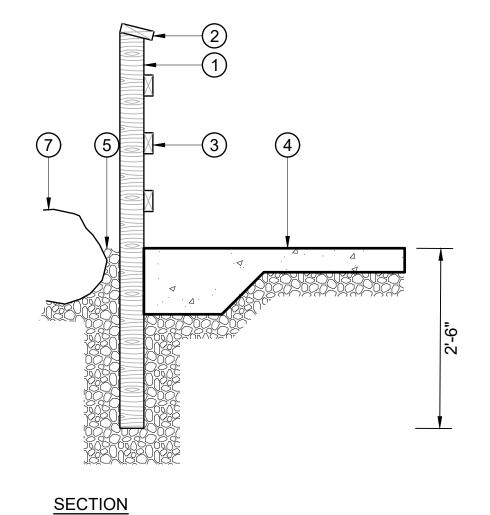
LOWER STAIR

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- 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
- 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.
- CONCRETE PLAZA
- AGGREGATE BASE, COMPACTED TO 95%
- SPACE POSTS AT 4'-0" O.C., UON. HOLD TOP OF GUARDRAIL LEVEL
- ROCKERY SLOPE





RAILING

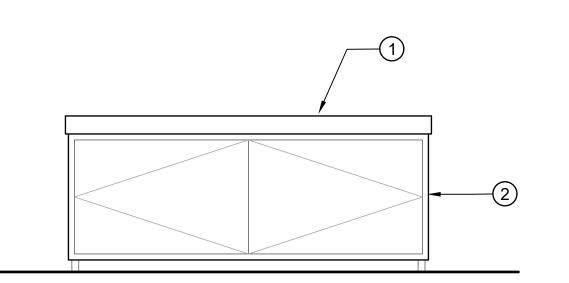
1" = 1'-0"

1 CONCRETE PAVING  $\begin{pmatrix} 5 \\ L-5.1 \end{pmatrix}$ 2 RAILING (#) 3'-0" 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

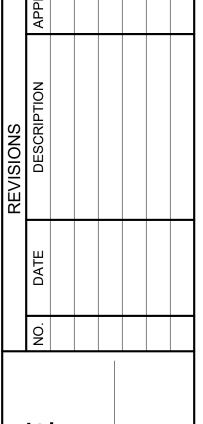
> ROCKERY SCALE: 1/2" = 1'-0"

(1) PRECAST CONCRETE COUNTER, ATTACH TO BOX, PROVIDE SANDBLAST FINISH AND STAIN SEALANT

(2) KNAACK JOBSITE BOX MODEL 58 STORAGEMASTER 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** 



FURNISHINGS

COURSE CESS PLAN FORMER RODDY RANCH GOLF HABITAT RESTORATION AND PUBLIC AC 5% REVIEW SUBMITTAL OT FOR CONSTRUCTION)

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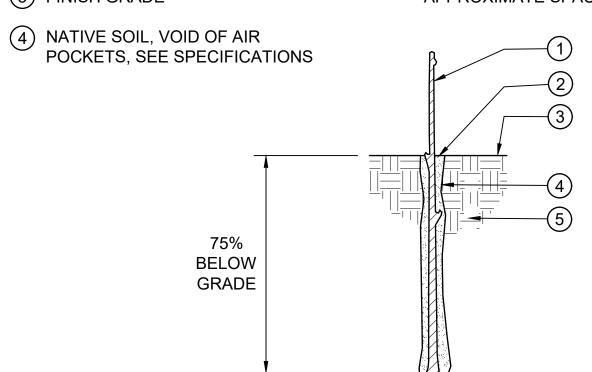
APRIL 19, 2024

2) DRILL PILOT HOLE 1" DIAMETER LARGER THAN LIVE CUTTING DIAMETER

(3) FINISH GRADE

(6) NOTE: SET ALL LIVE CUTTINGS PERPENDICULAR TO SLOPE. INSTALL WITH IRREGULAR SPACING (NATURALISTIC) PER O.R. DIRECTION. SEE PLANS FOR APPROXIMATE SPACING.

(5) SUBGRADE

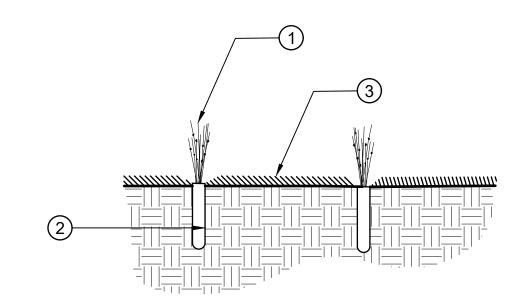


LIVE CUTTING - N.I.C.

SCALE: 1" = 1'-0" 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.



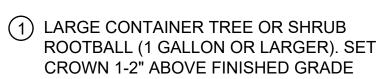
SMALL CONTAINER - N.I.C.

SCALE:

1" = 1'-0"

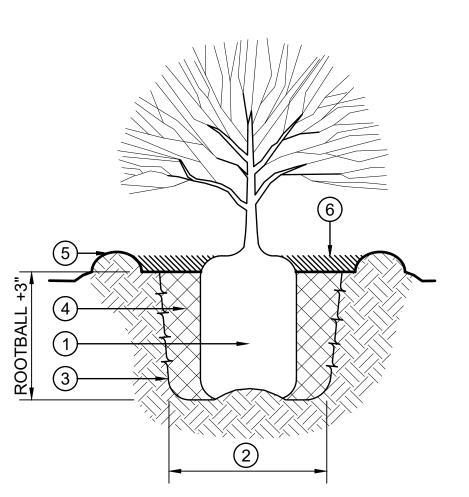
- (1) LARGE CONTAINER TREE (5 GALLON OR LARGER)
- (2) ARBORTIE TREE TIES (2), W/ 10" WIDE LOOPS AROUND TRUNK. SECURE ARBORTIES 4" MIN FROM TOP OF STAKES. DIRECTION AND APPROVAL OF INSTALLATION BY O.R.
- (3) TREE STAKES, SET VERTICAL OUTSIDE ROOTBALL. KEEP TOP OF STAKES 6" MIN CLEAR OF LIMBS. SET PARALLEL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

SEE SPECIFICATIONS FOR SOIL MIX INFORMATION



- (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



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

LARGE CONTAINER SCALE: 3/4" = 1'-0" Restoration Design Group, Inc. 800 Hearst Ave. Berkeley, CA 94710 T 510.644.2798 F 510.644.2799 www.restorationdesigngroup.com

**DETAILS** 

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- 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 ROUTE'S, A DETOUR PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DISTRICT.
- 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:**

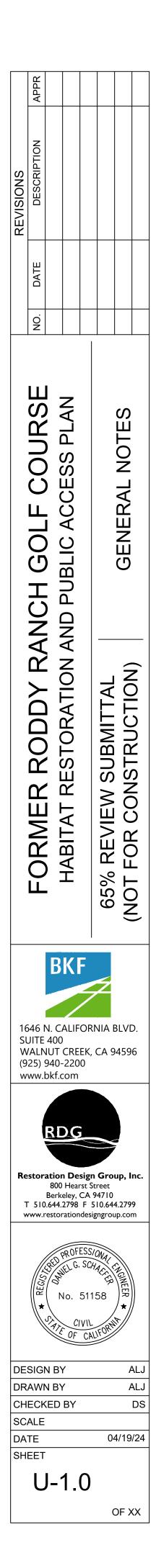
- I. CONTRACTOR SHALL PROTECT ALL EXISTING FENCES, WALLS, TREES, PRIVATE LANDSCAPING, CURBS, ABOVEGROUND UTILITIES (JOINT POLES, STREET LIGHTS), AND UNDERGROUND UTILITIES (STORM DRAIN, SANITARY SEWER, TELECOMMUNICATION, WATER & GAS) UNLESS OTHERWISE NOTED.
- 2. EXISTING SIGNING AND STRIPING BEYOND PROJECT 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 CONTRACTORS 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

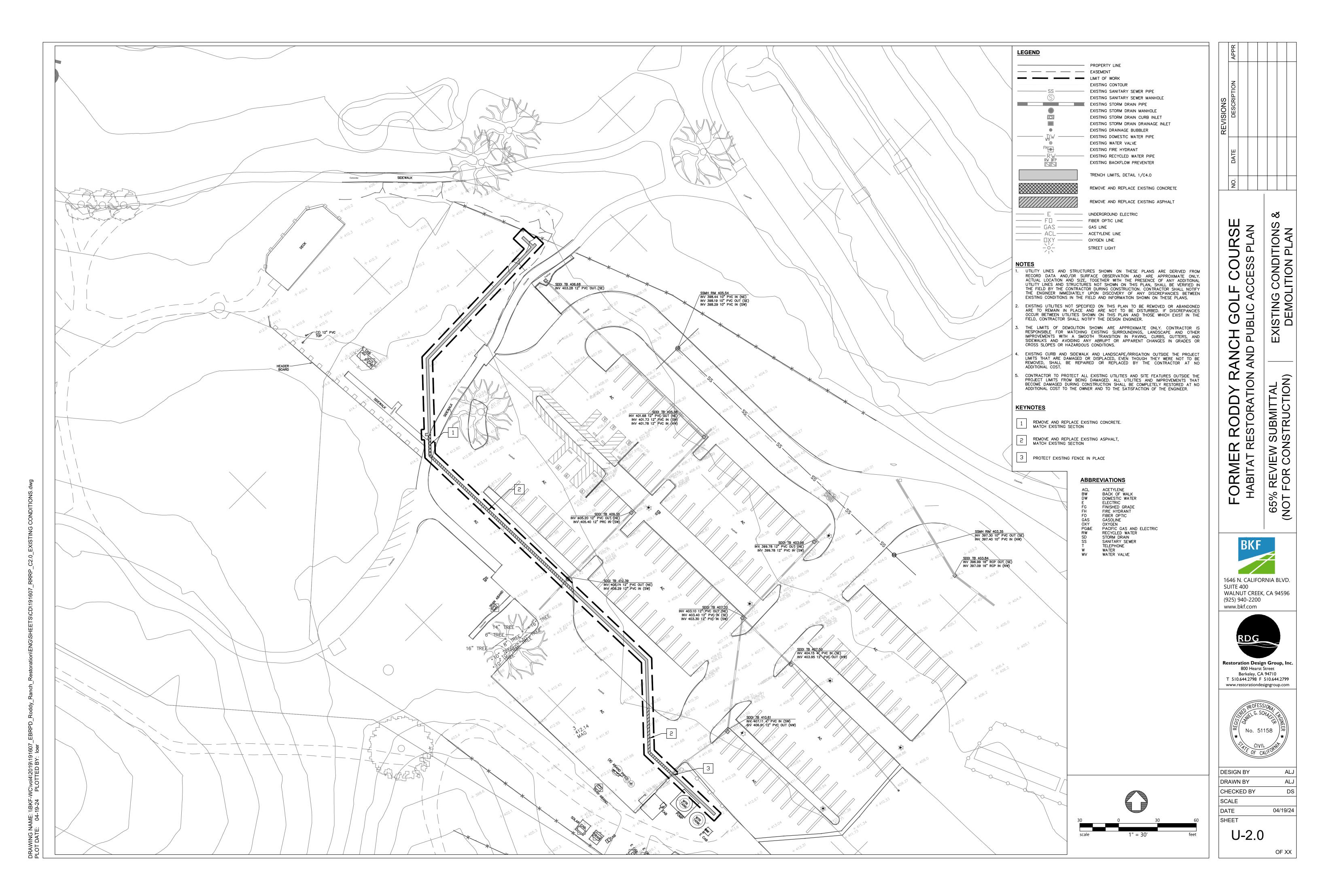
INCLUDE BUT NOT LIMITED TO LIMIT LINES, ARROWS, CROSSWALK LINES, PAVEMENT LETTERING AND ARTERIAL STRIPING INCLUDING CENTERLINE, LANE LINES AND EDGE LINES.

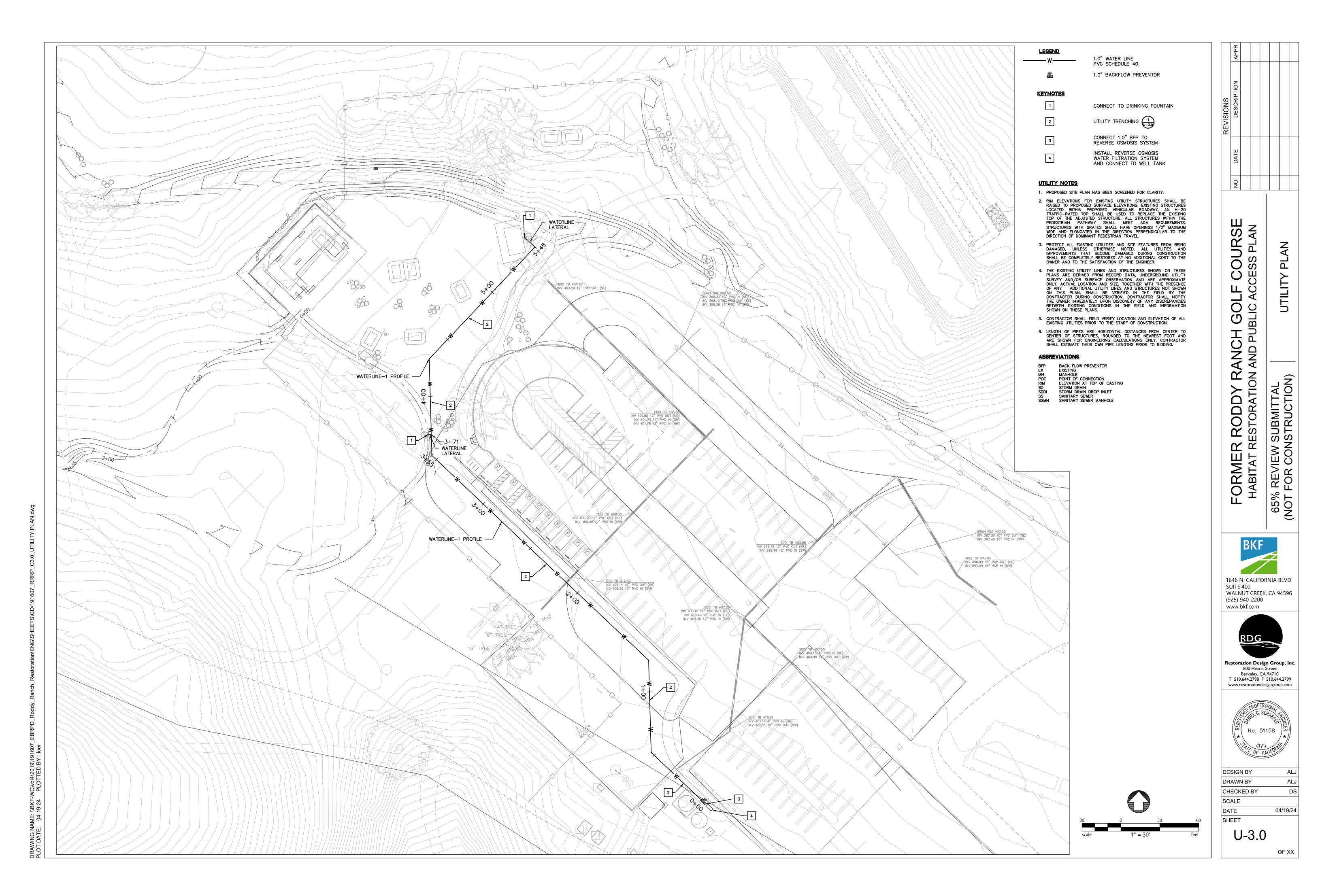
- NEW STRIPING SHALL NOT BE PLACED UNTIL CAT-TRACK HAS BEEN APPROVED. EXACT LOCATION OF STRIPING AND PAVEMENT MARKING SHALL BE APPROVED BY THE DISTRICT PRIOR TO PAINTING OR INSTALLATION.
- 7. ALL WORK SHALL BE COORDINATED WITH AND COMPLETED TO THE SATISFACTION OF THE DISTRICT.
- 8. ALL PAVEMENT LEGENDS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

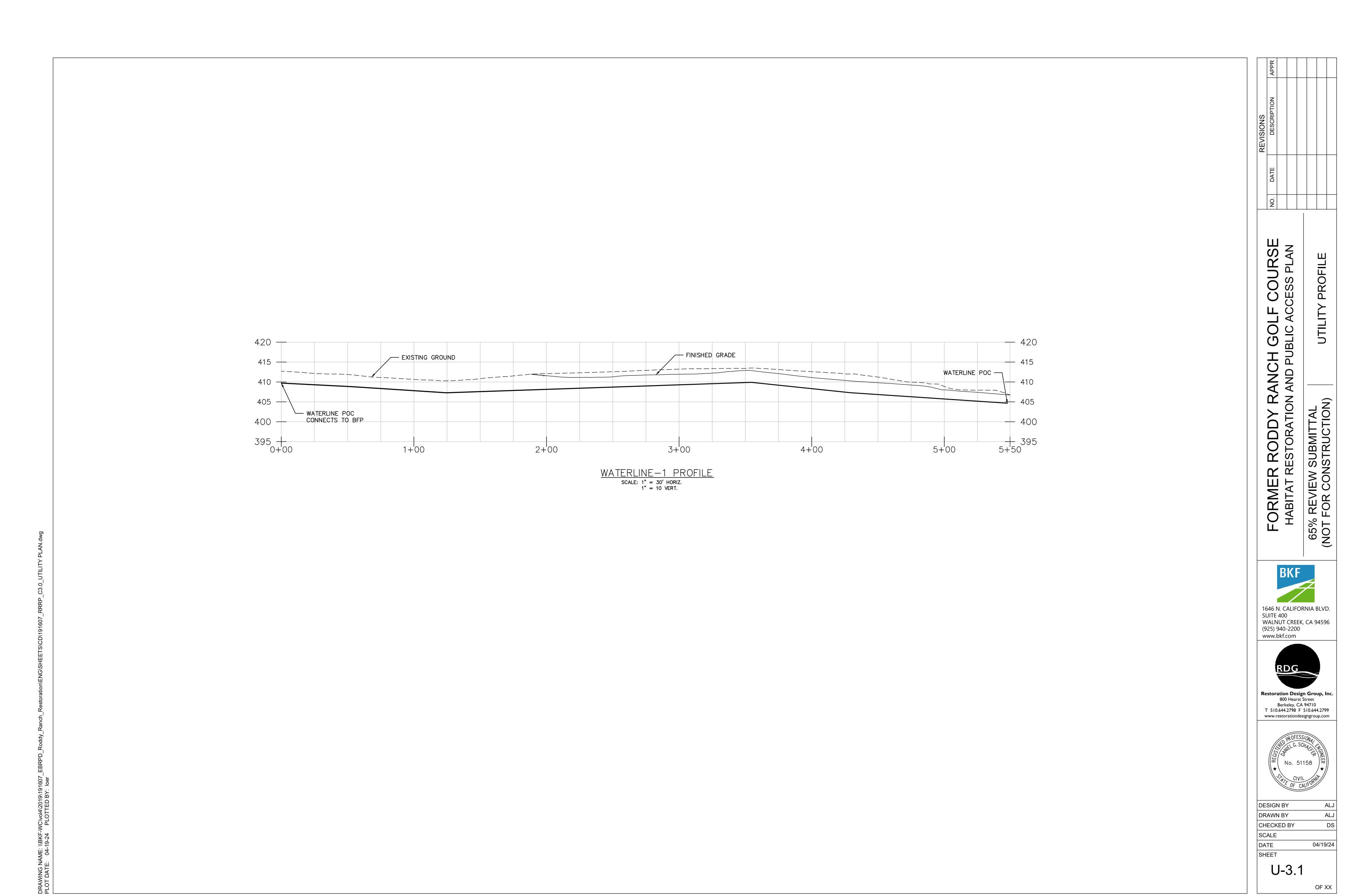


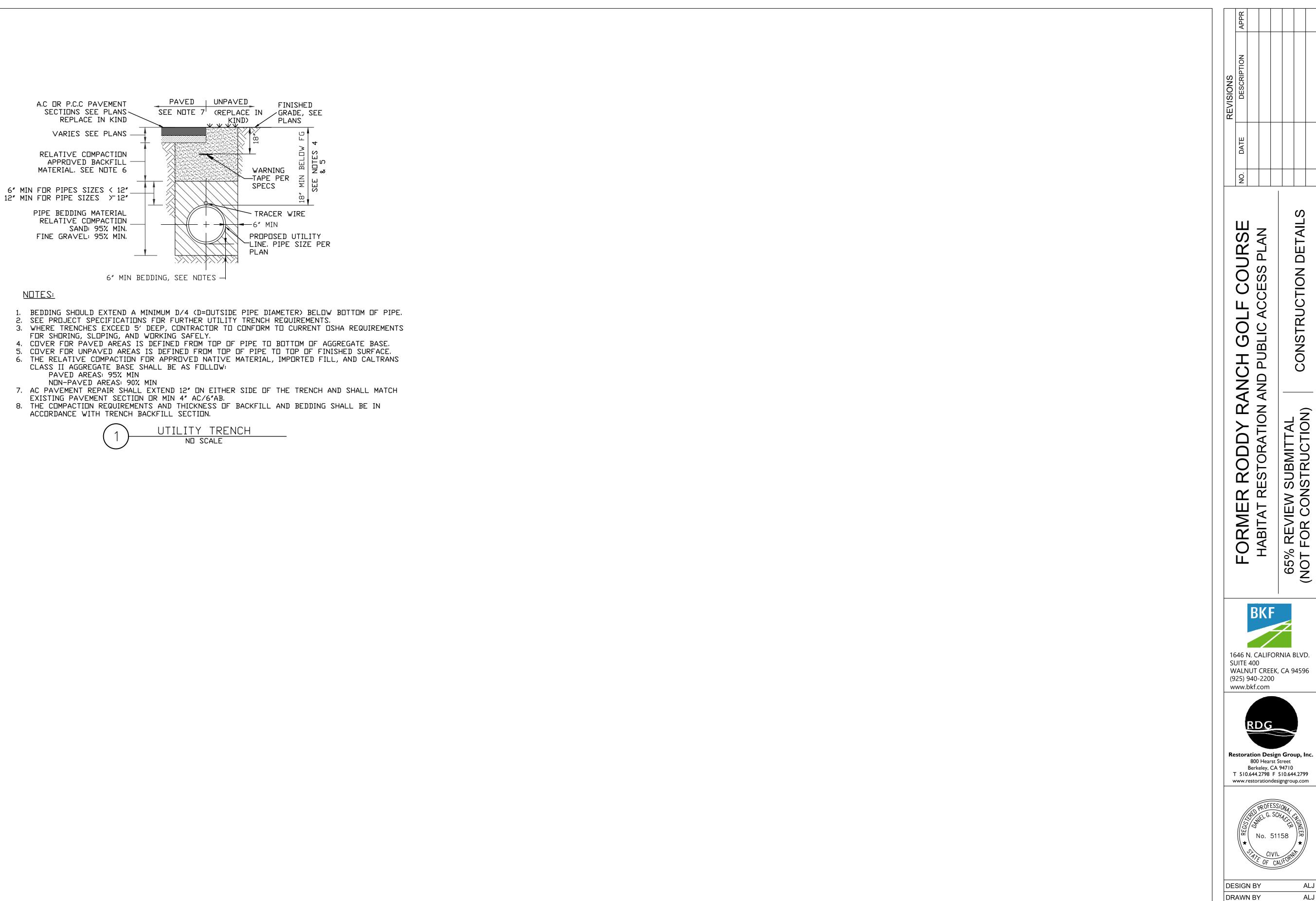
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DRAWING NAME: \\BKF-WC\vol4\2019\191607\_EBRPD\_Roddy\_Ranch\_Restoration\ENG\SHEETS\CD\191607\_RRRP\_C1.0\_GENERAL NOTES PLOT DATE: 04-19-24 PLOTTED BY: loer







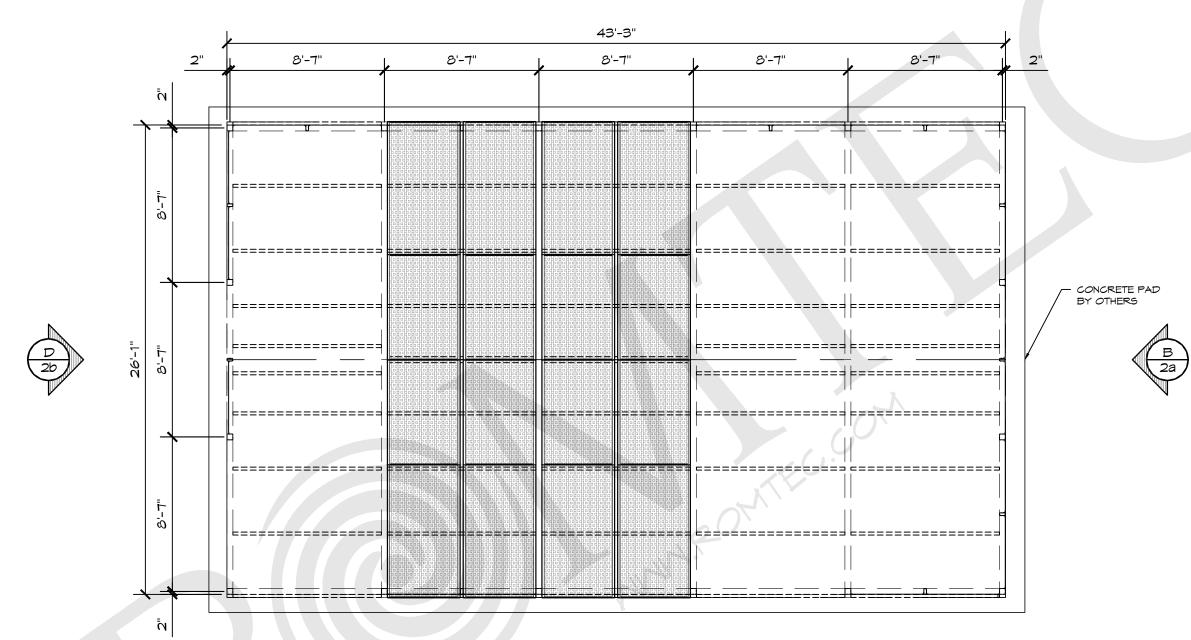


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DATE SHEET THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.







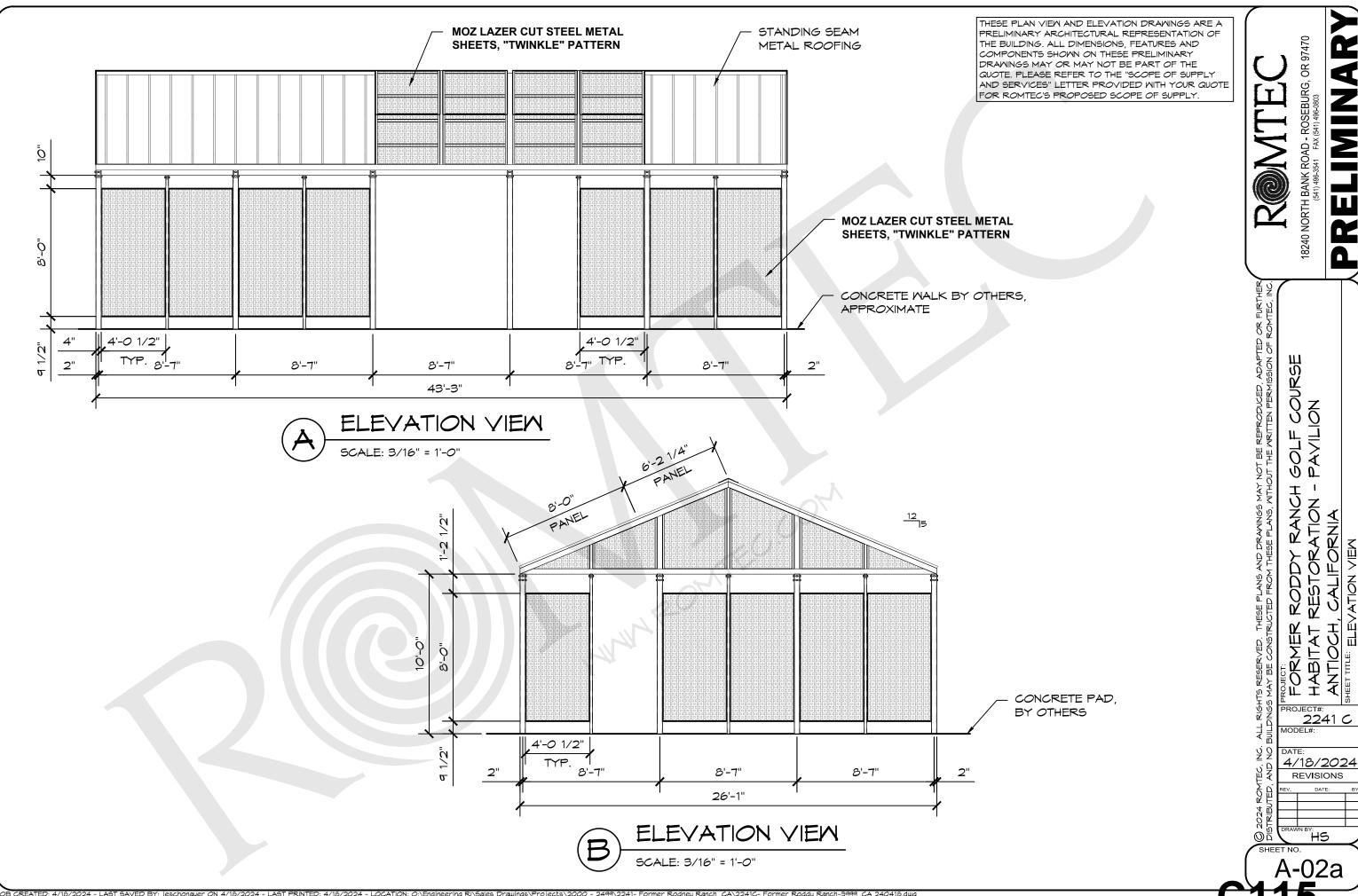
ROMTEC

18240 NORTH BANK ROAD - ROSEBURG, OR (541) 496-3541 FAX (541) 496-0803

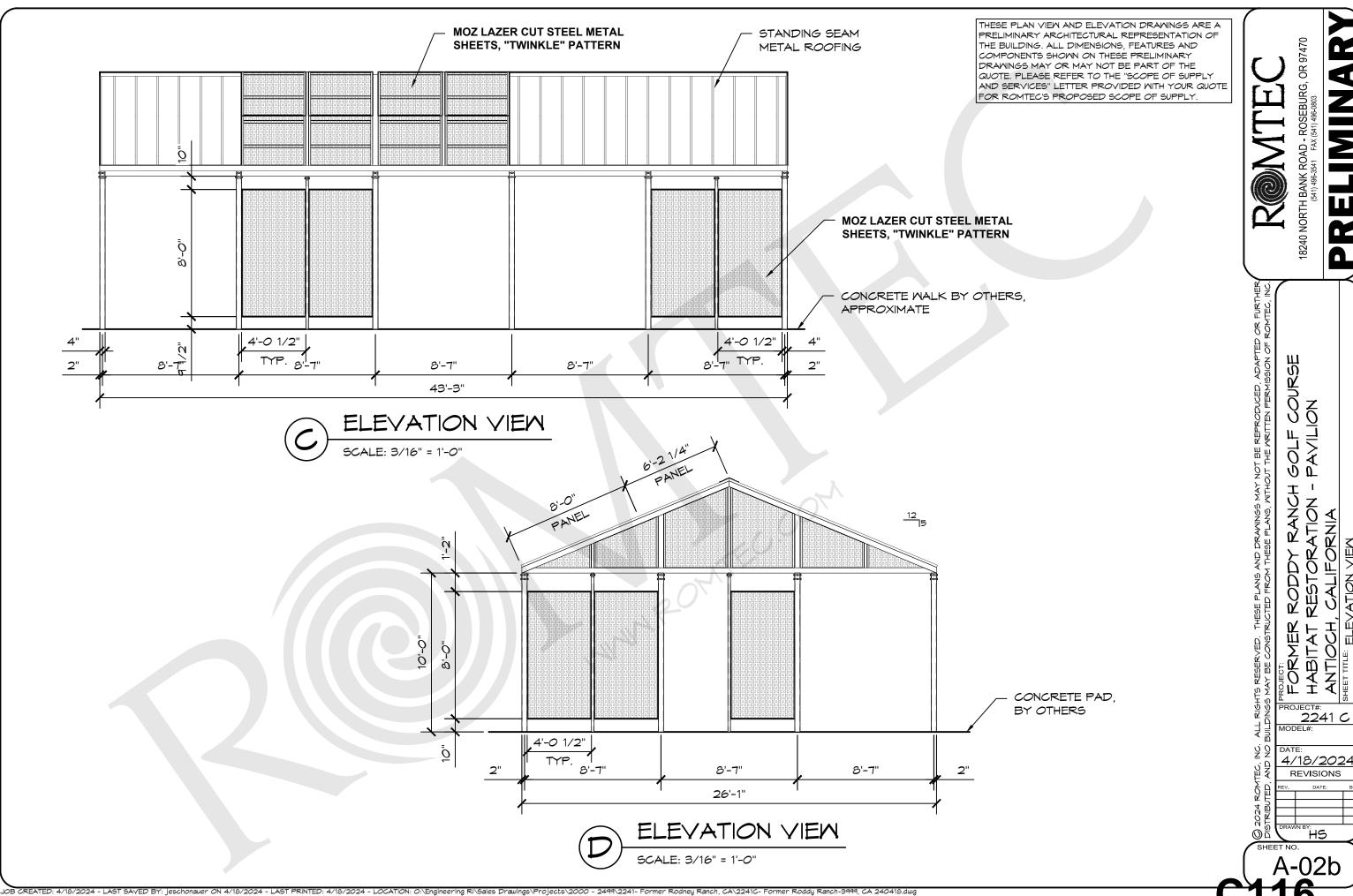
| PROJECT: | PORMER RODDY RANCH GOLF COURSE | PORMER RODDY RANCH GOLF COURSE | PORMER RESTORATION - PAVILION | ANTIOCH, CALIFORNIA | SHEET TITLE: FI OOR PI AN

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4/18/2024 REVISIONS



JOB CREATED: 4/18/2024 - LAST SAVED BY: jeschonauer ON 4/18/2024 - LAST PRINTED: 4/18/2024 - LOCATION: O:\Engineering RI\Sales Drawings\Projects\2000 - 2499\2241- Former Rodney Ranch, CA\2241C- Former Roddy Ranch-3999, CA 240418.dwg



	LEGEND	
SYMBOL	DESCRIPTION	AREA/
		QUANTITY
1: 11: 1: 1: 1	GABLE WINDOW	4
	2X6 MOOD FILLER WALL	4

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

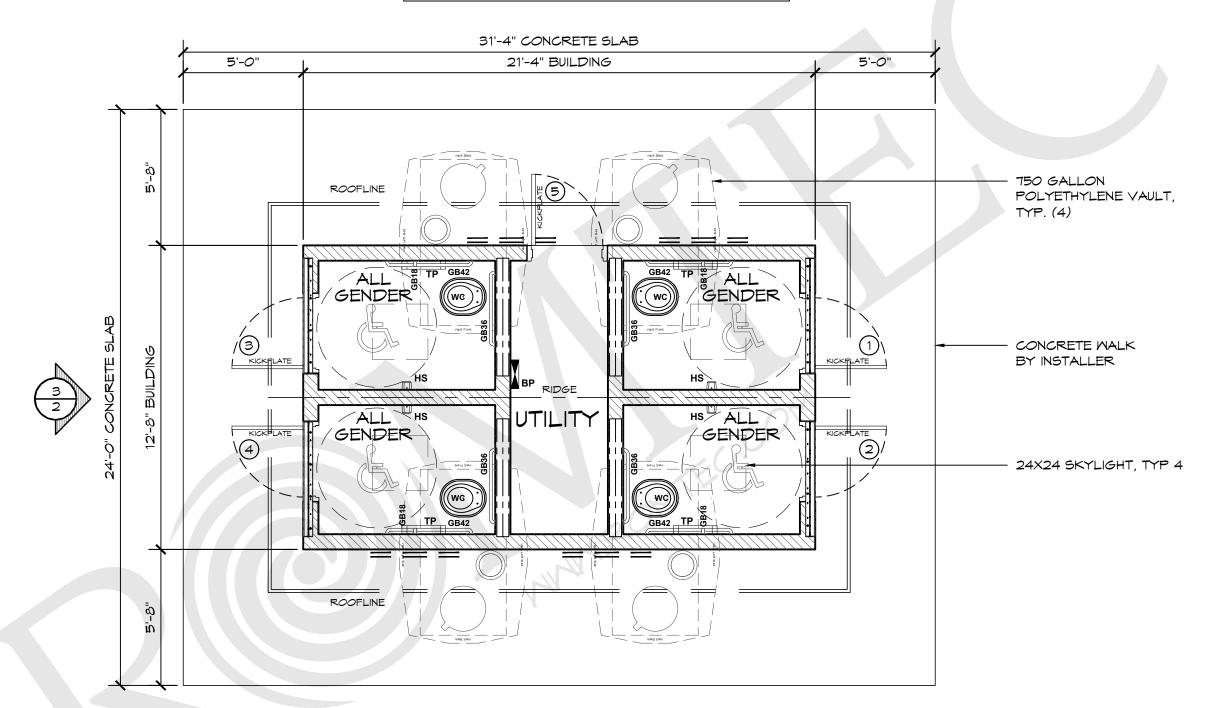
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7 8" REINFORCED CONCRETE

MASONRY BLOCK WALL WITH

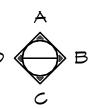
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ALL CELLS RUNNING BOND PATTERN.







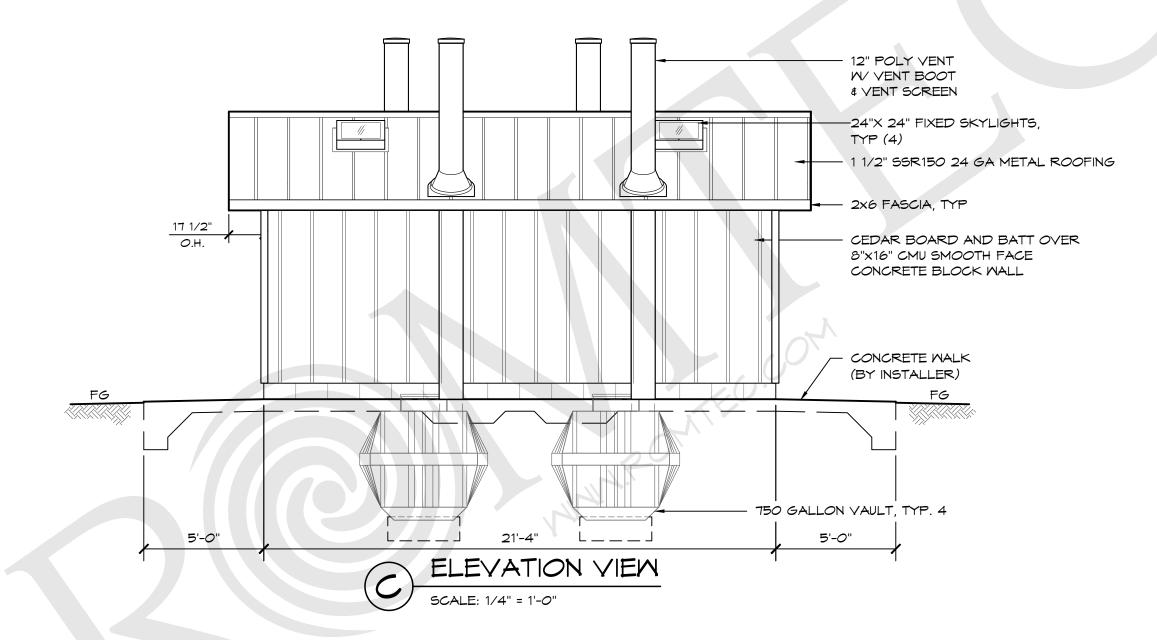


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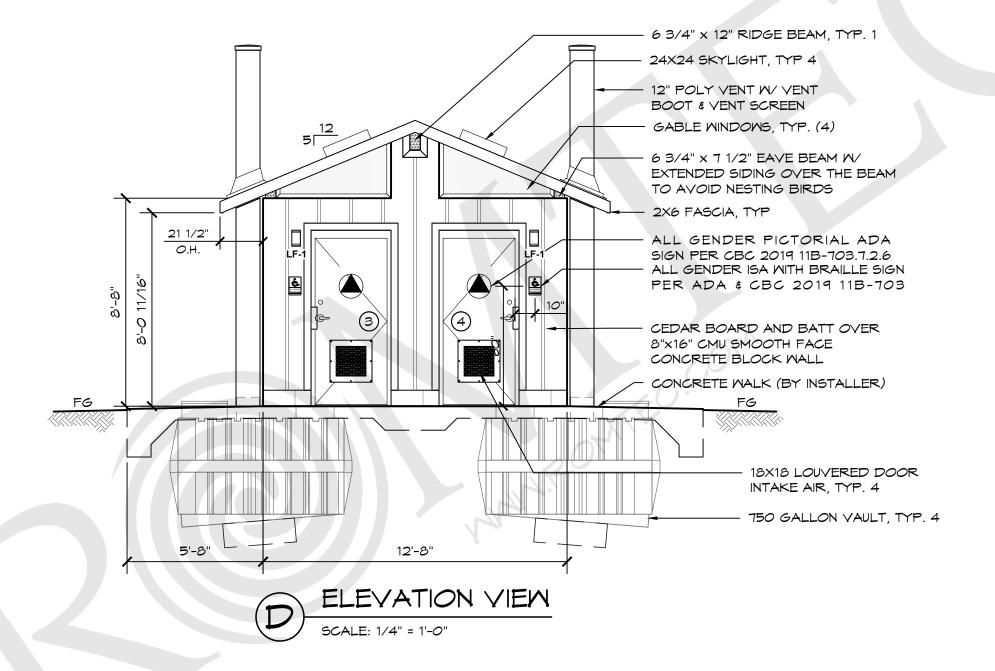


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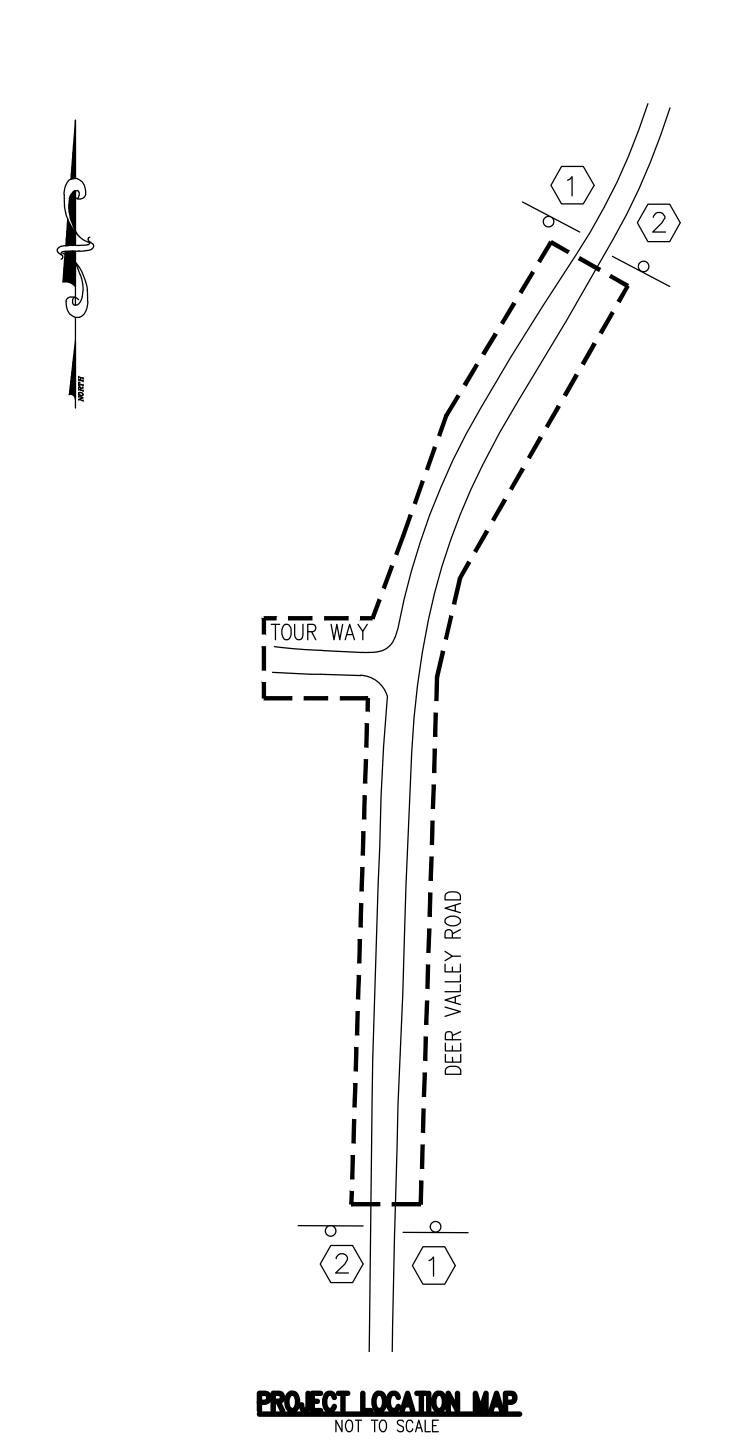
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- NECESSARY FOR CONSTRUCTION SAFETY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF THE PROJECT.
- 3. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND CALL UNDERGROUND SERVICE ALERT (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



# EAST BAY REGIONAL PARK DISTRICT

# DEER VALLEY ROAD AT TOUR WAY INTERSECTION IMPROVEMENTS



## SHEET INDEX

SHEET	DESCRIPTION
C-1.0	TITLE SHEET
C-2.0	TYPICAL SECTION
C-3.0	DEMOLITION PLA
C-3.1	DEMOLITION PLA
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

AB	_	AGGREGATE BA
<b>Ç</b>	_	CENTERLINE
CL	_	CLASS
(E), EX	_	EXISTING
ÈL, ELEV	_	ELEVATION
FG	_	FINISHED GRAD
GB	_	GRADE BREAK
HMA	_	HOT MIX ASPHA
OG	_	ORIGINAL GRAD
PG	_	PROFILE GRADE
R	_	RADIUS
STD	_	STANDARD
TYP	_	TYPICAL
VAR	_	VARIFS

## CONSTRUCTION AREA SIGNS

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

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



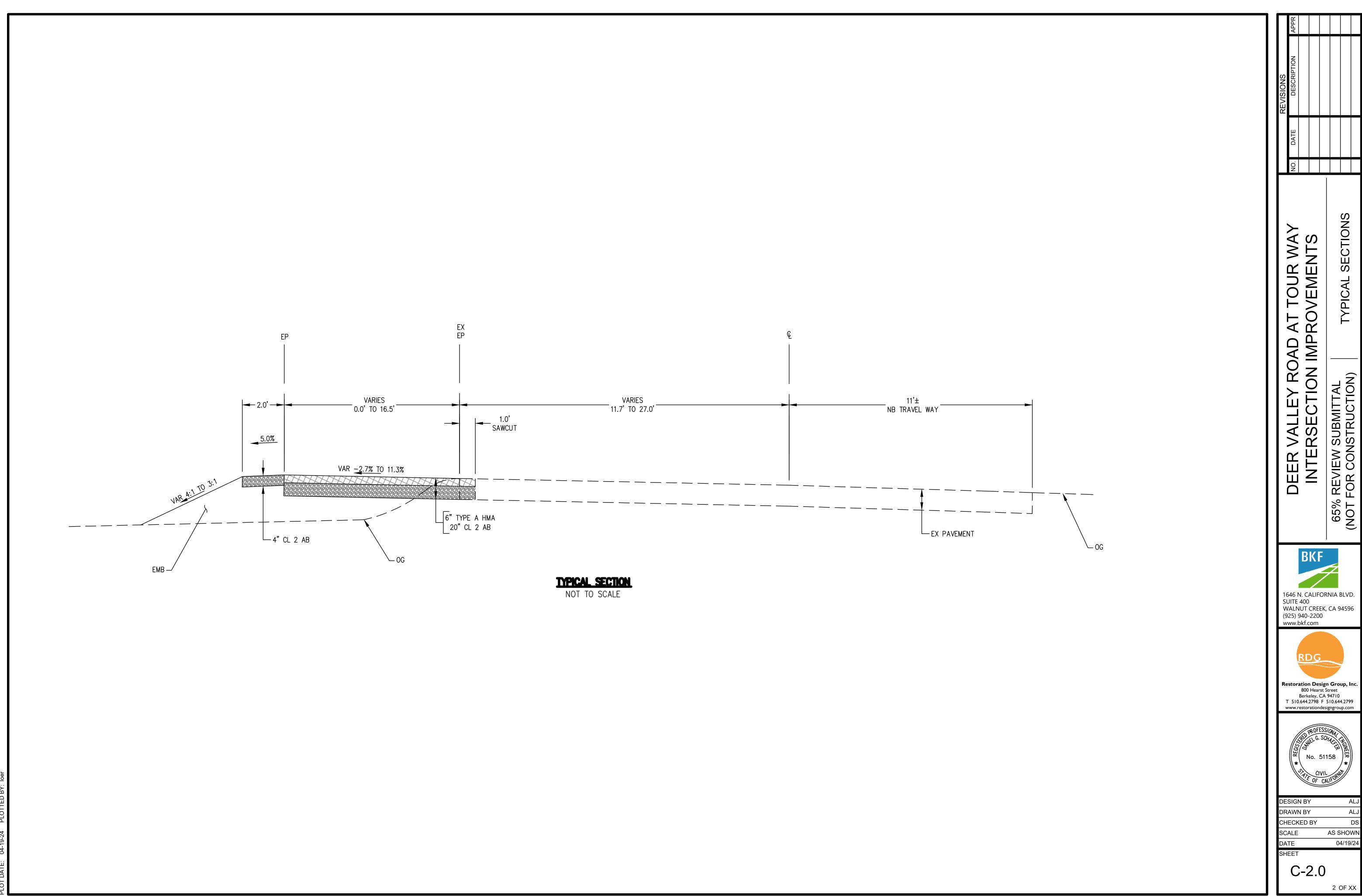
1646 N. CALIFORNIA BLVD. SUITE 400 WALNUT CREEK, CA 94596 (925) 940-2200 www.bkf.com

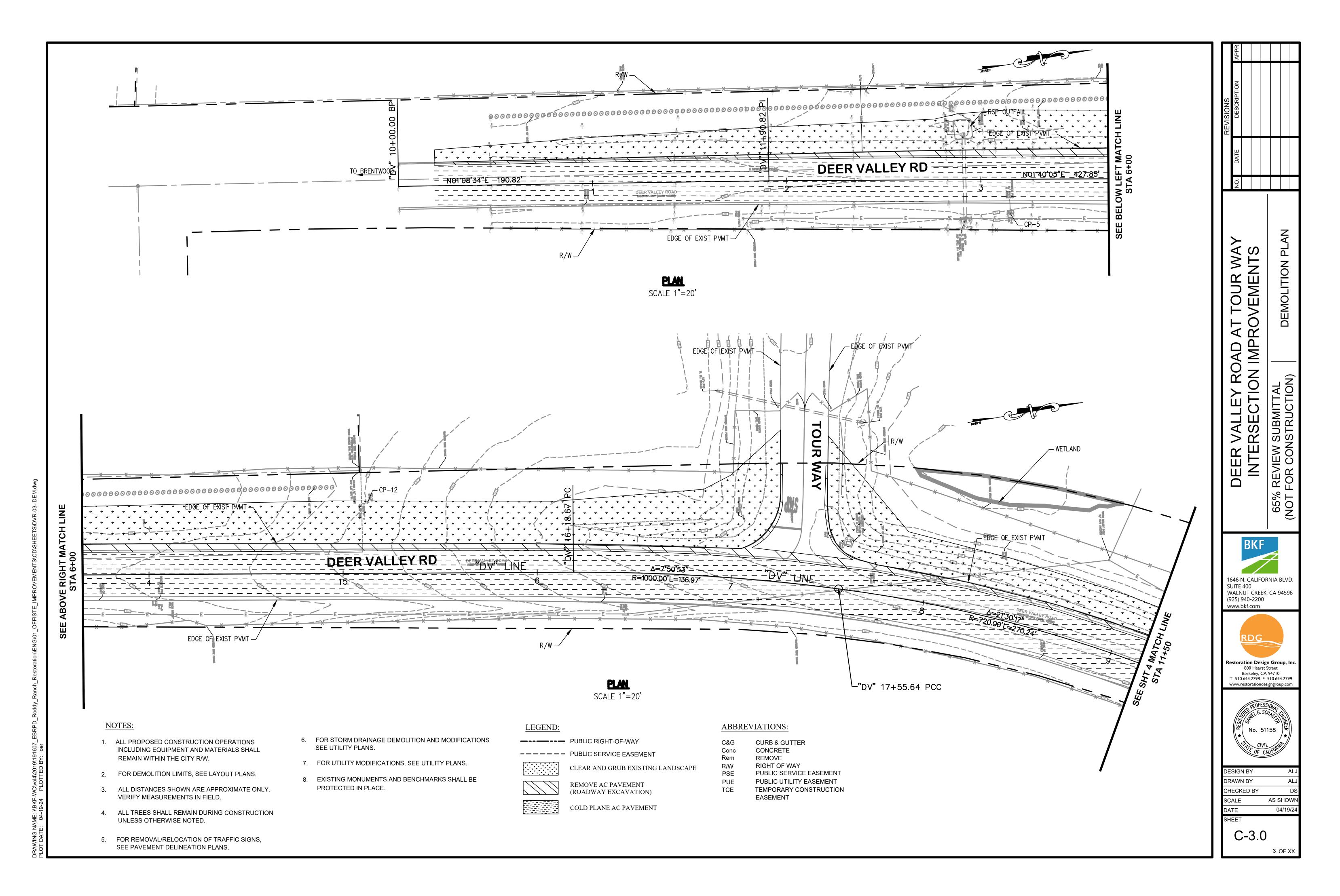


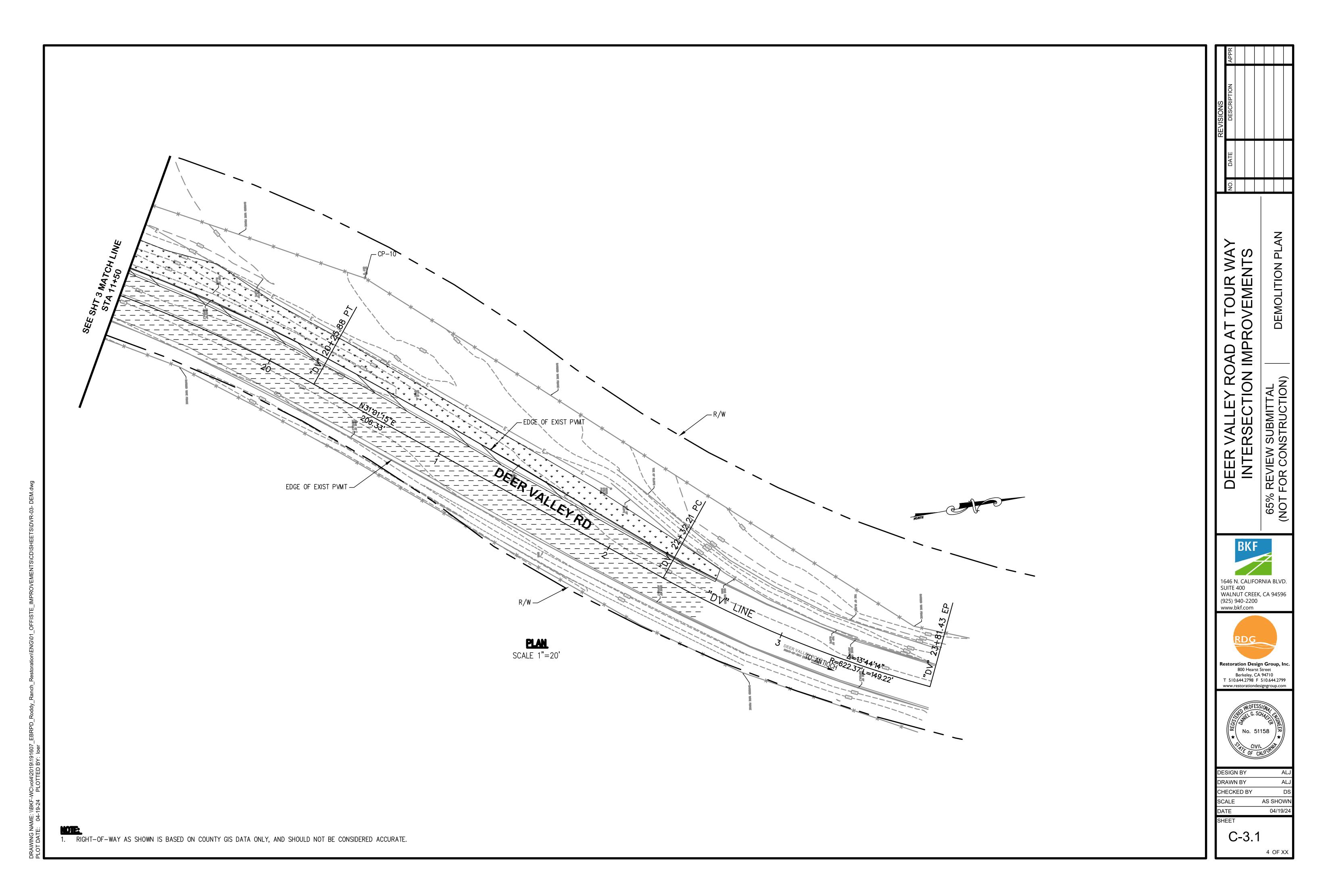
Restoration Design Group, Inc Berkeley, CA 94710 T 510.644.2798 F 510.644.2799 www.restorationdesigngroup.com

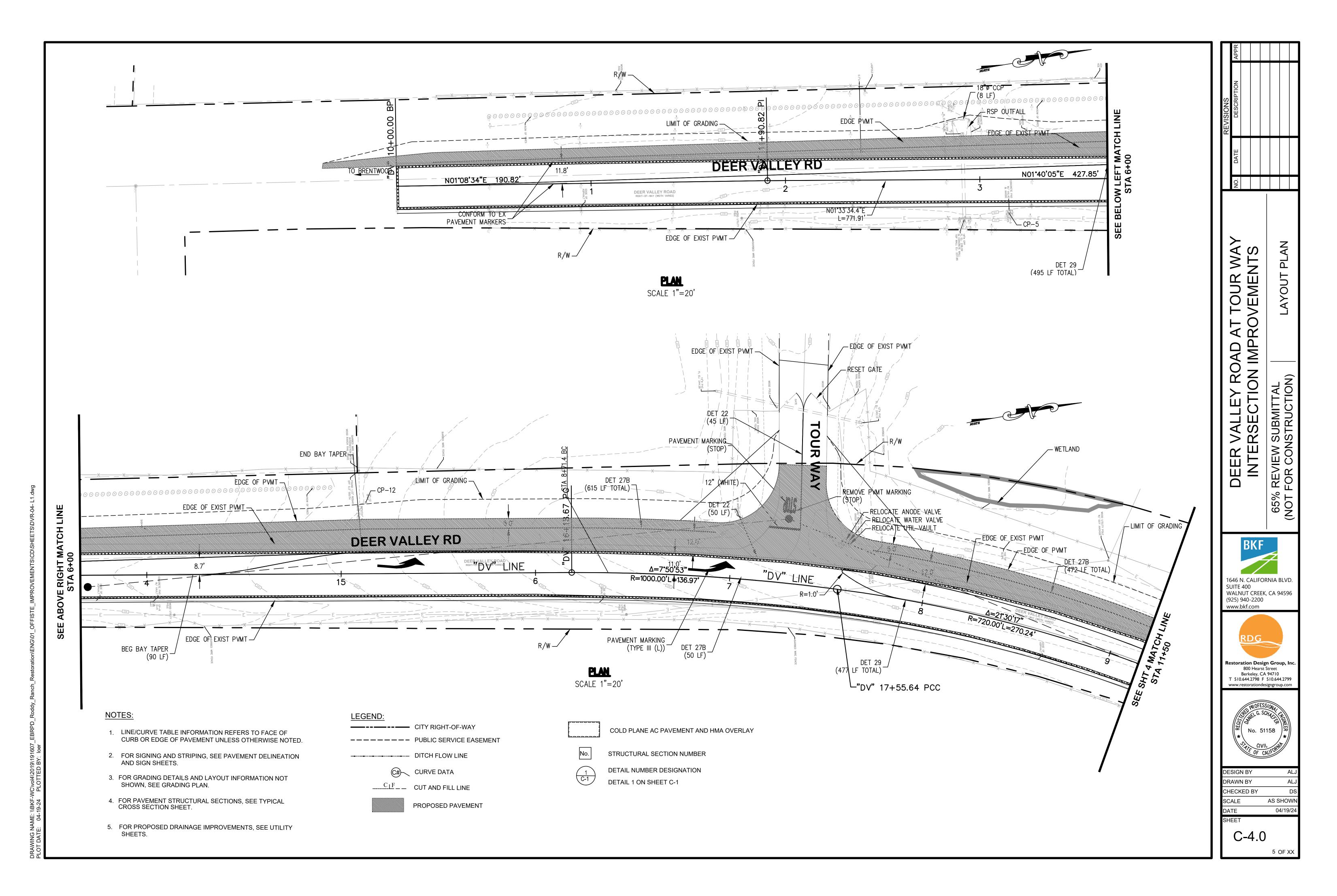


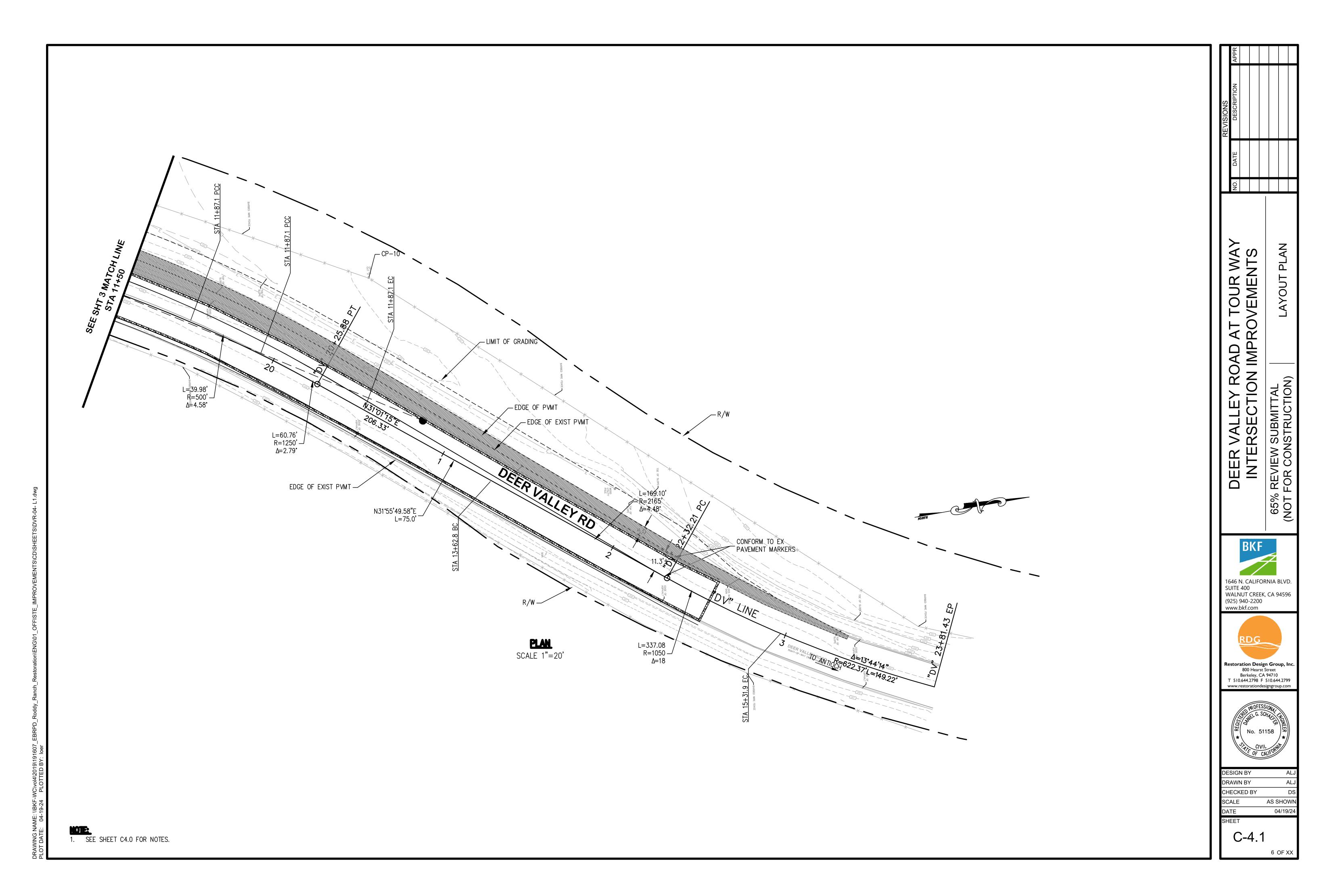
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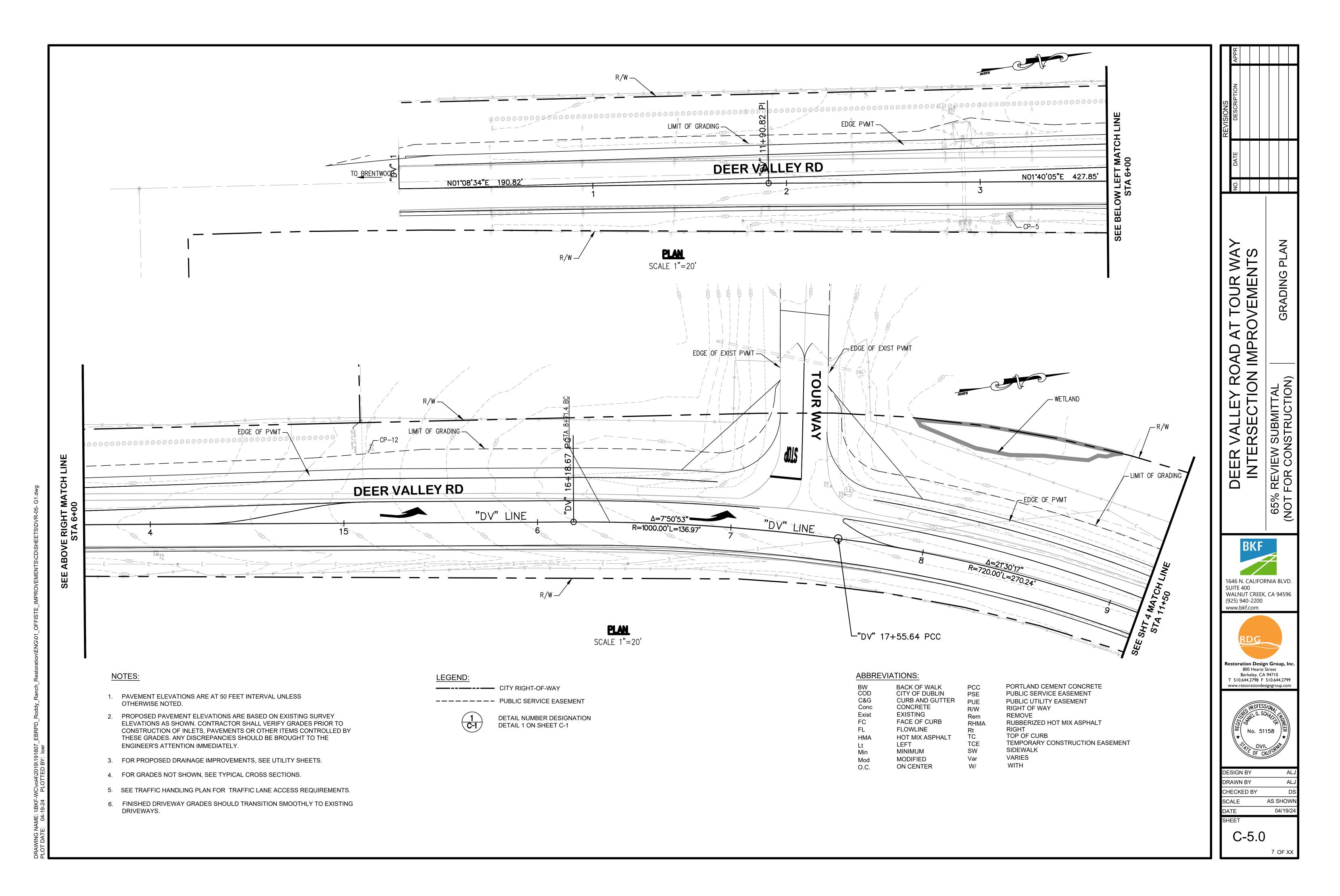


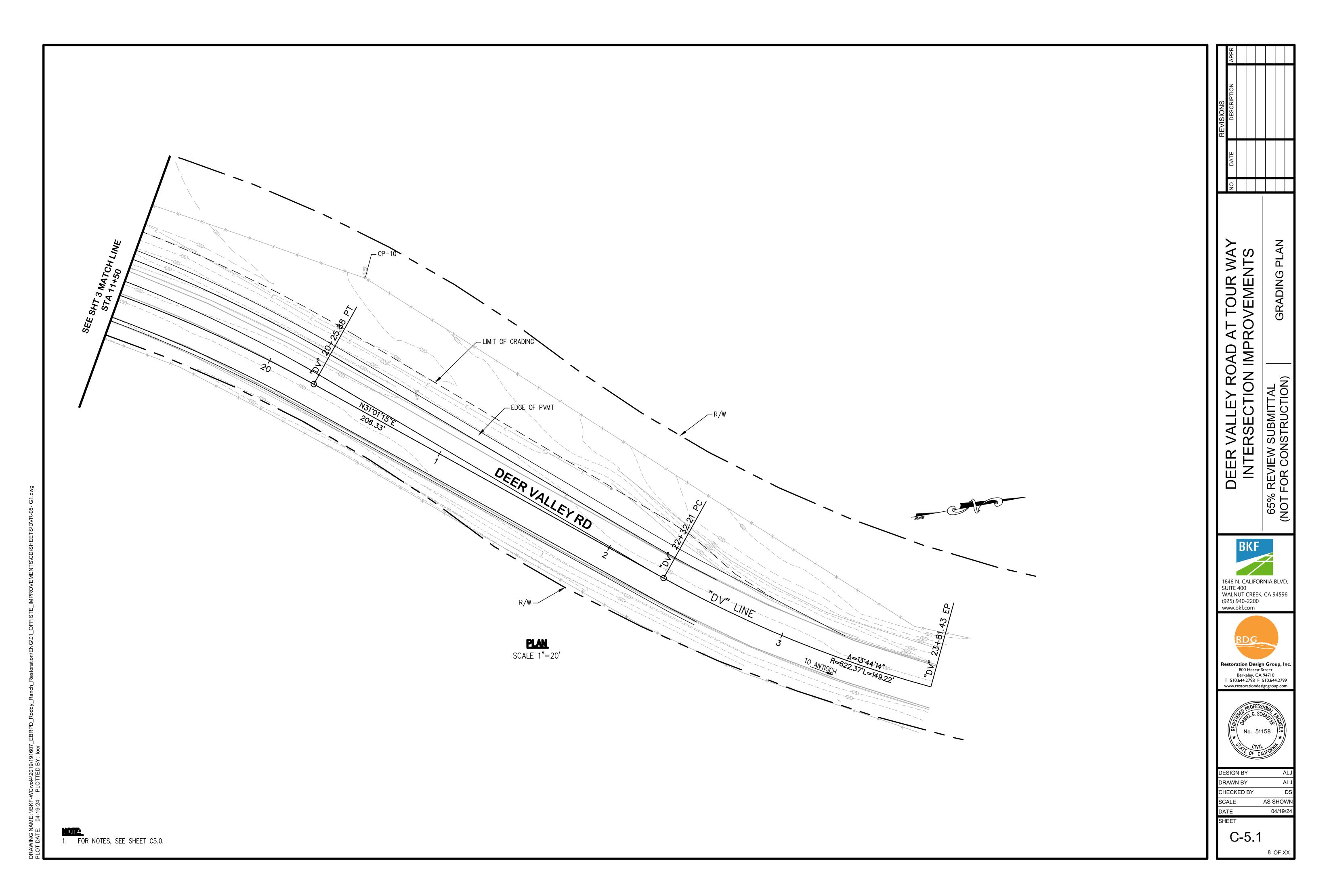


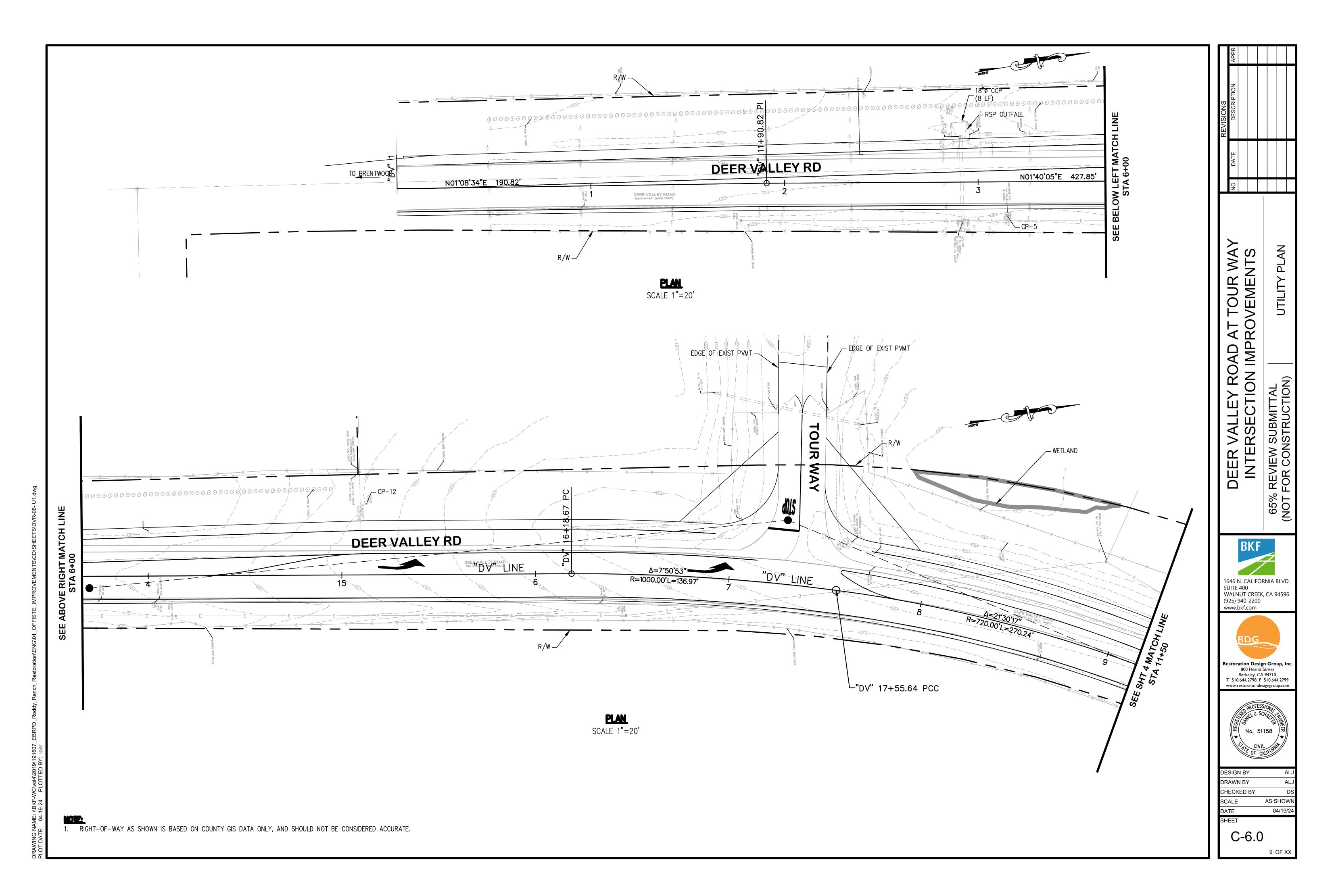


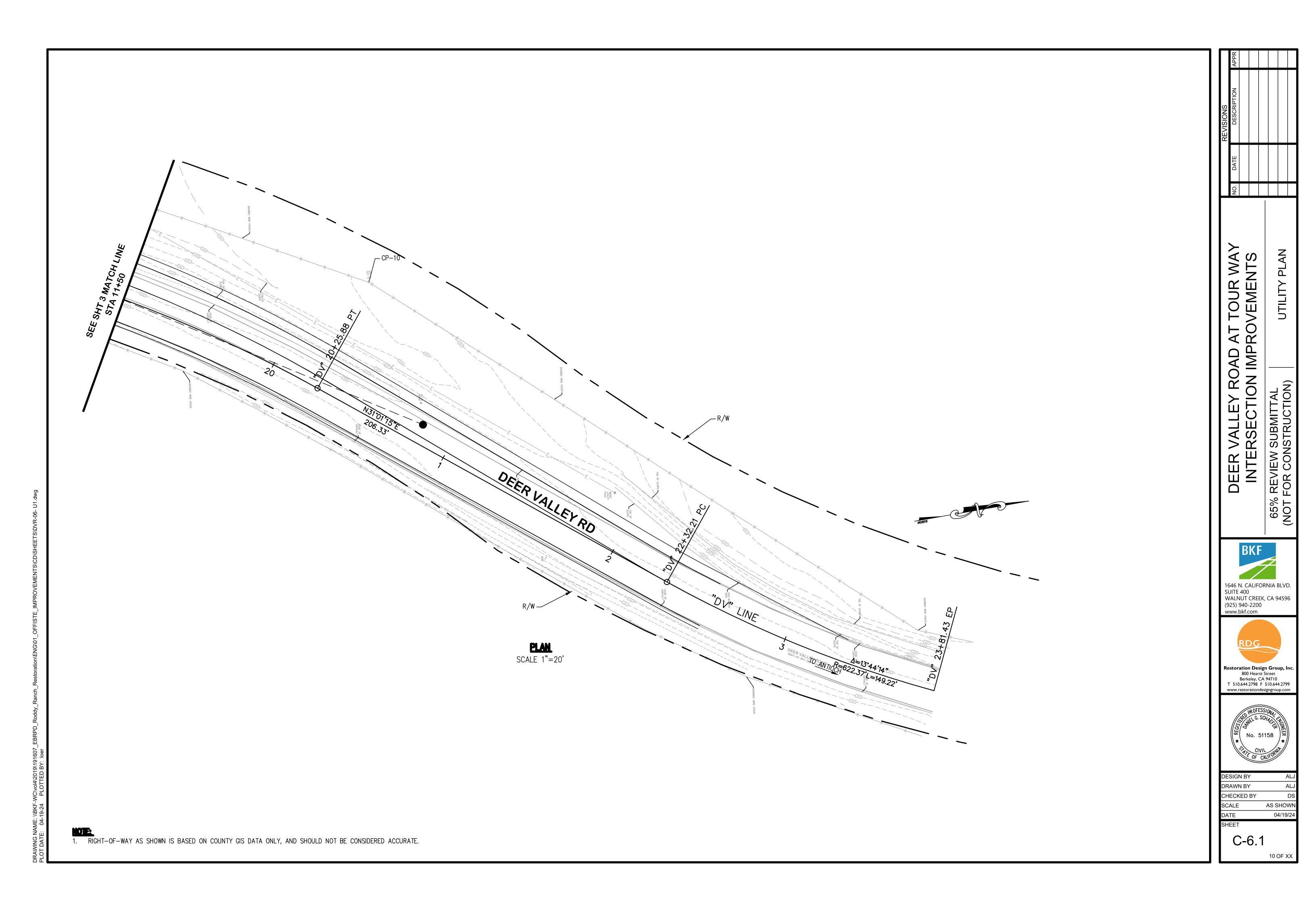












### ATTACHMENT "D"

### **RESOLUTION NO. 2018/143**

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING THE RODDY RANCH FOCUS AREA FINAL DEVELOPMENT PLAN

WHEREAS, the City received an application from Sean McCauley for approval of a Final Development Plan to satisfy the requirements of the General Plan in regards to the Roddy Ranch Focus Area, which states "Prior to approvals of any development applications, a Final Development Plan for the Roddy Ranch Focus Area is to be prepared and approved." (4.4.6.9.b.a.); and,

**WHEREAS**, the General Plan anticipates as many as 700 residential units in the Roddy Ranch Focus Area, as well as significant commercial and recreational facilities; and,

**WHEREAS**, the project involves the construction of up to two single-family dwellings on separate existing 20-acre parcels and the designation of approximately 2,360 acres as open space; and,

**WHEREAS**, the project qualifies for exemption under Section 15303 because it involves construction of two single-family dwellings on two existing parcels, and under Sections 15307 and 15308 because it involves protection of natural resources and the environment; and,

WHEREAS, on October 3, 2018 the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and written and recommended approval; and,

WHEREAS, on November 13, 2018, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and written and recommended approval;

**WHEREAS,** in consideration of the rezone, the granting of such rezone will not adversely affect the comprehensive General Plan.

### NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, as follows:

- The Final Plan is substantially consistent with the requirements of the General Plan of the city. The General Plan designates these lands as Roddy Ranch Focus Area and provides detailed land use and development policies, including the provision of as many as 700 residential units. The proposed project implements these policies, albeit at a greatly reduced scale. All other requirements of the General Plan are met.
- 2. The Final Development Plan is substantially consistent with the requirements of Title 9, Chapter 5, Article 41 of the Antioch Municipal Code: RRMP Roddy Ranch Master Plan District. The procedural standards contained in Article 41 have and will be met through the preparation of a Final Development Plan, consideration by the Planning Commission at a duly noticed Public Hearing, and consideration and possible approval by the City Council. Development Standards exceeding those contained in Article 41 are part of this proposal.

### **RESOLUTION NO. 2018/143**

November 13, 2018 Page 2

3. The residential portions of the Final Development Plan are substantially consistent with the following development standards. The following table shows the standards contained in Article 41 and those approved with this project. As shown, the project's Development Standards exceed those contained in Article 41.

DEVELOPMENT STANDARD	ARTICLE 41	APPROVED
Lot Area (Min.)	15,000 sq. ft.	20 acres
Lot Width (Average)	100 ft.	500 ft.
Lot Depth (Min.)	100 ft.	1,450 ft.
Front Yard Setback (Min.)	20 ft. to Garage 15 ft. to Living Area or Porch	200 ft. from Deer Valley Road
Side Yard Setback (Aggregate)	25 ft.	100' from Residential
(Min.)	10 ft.	Structure to Open Space
Rear Yard (Min.)	20 ft.	- Designation
Building Height (Max.)	35 ft. (2 ½ stories)	35 ft. (2 ½ stories)
Off Street Parking	Two off-street uncovered	Two off-street covered
Requirements	parking spaces	parking spaces per unit
Lot Coverage	No standard	5%

**NOW THEREFORE BE IT FURTHER RESOLVED** that the City Council does hereby approve the Final Development Plan for the Roddy Ranch Focus Area, attached as Exhibit "A".

\* \* \* \* \* \* \*

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 13<sup>th</sup> day of November, 2018, by the following vote:

AYES: Council Members Wilson, Thorpe, Tiscareno, Ogorchock, Mayor Wright

NOES: None

ABSENT: None

**ABSTAIN:** None

CITY CLERK OF THE CITY OF ANTIOCH

# RODDY RANCH FOCUS AREA FINAL DEVELOPMENT PLAN

Roddy Ranch Focus Area

The following constitutes the Roddy Ranch Focus Area Final Development Plan:

- LAND USE DESIGNATIONS: The following land use designations apply to the land contained in the Roddy Ranch Focus Area:
  - Agricultural Estate Residential (AER): This land use designation represents those
    properties intended for development of a single-family dwelling on a single parcel
    with accessory agricultural uses.
  - Open Space (OS): This land use designation represents those properties intended to be used for long-term open space uses, including for agriculture, habitat mitigation or restoration, or similar uses.
  - Study Area (SA): This land use designation represents those properties that are
    privately owned, are not part of a broader public-managed or owned open space
    system, and have historically been used for agriculture, including ranching, with
    supporting dwellings and agricultural buildings.
- 2. **DEVELOPMENT STANDARDS**: The following development standards apply to the land contained in the Roddy Ranch Focus Area:

DEVELOPMENT STANDARD	AER AND OS	SA
Lot Area (Min.) Lot Width	20 acres 500 ft.	All development within the SA
Lot Depth (Min.) Front Yard Setback (Min.)	1,450 ft. 200 ft. from Deer Valley Road	designation is subject to approval of a Final
Side Yard Setback (Min.)  Rear Yard (Min.)	100' from Residential Structure to Open Space Designation	Development Plan that prescribes development
Building Height (Max.) Off Street Parking Requirements	35 ft. (2 ½ stories) Two off-street covered parking spaces per residential unit	standards unique to those properties.
Lot Coverage	5%	

3. **LAND USES**: The following land use restrictions shall apply to the land contained in the Roddy Ranch Focus Area:

LAND USE	AER	OS	SA
Agriculture	Р	Р	As described
Conservation Activities	Р	Р	in the Final
Single-Family Dwelling	Р	-	Development
Accessory Structures	Р	Р	Plan for the
Public Park	-	U or Master Plan	SA
Habitat Restoration	Р	Р	designation.
Agri-Tourism	U	U	1
Other Uses	U	U	1
P = Permitted	U = Use Permit	- = Prohibited	

- 4. LAND USE MAP: The attached Land Use map applies to the Roddy Ranch Focus Area.
- 5. DESIGN GUIDELINES: The attached plans for a single-family dwelling and accessory building within the AER land use designation constitute approved Design Guidelines for development of the two single-family dwellings. The plans included therein for development on APN 057-060-014 are approved with this Final Development Plan
- FURTHER DEVELOPMENT: Development of the second single-family dwelling and home site on APN 057-060-015 shall be consistent with the overall design quality and style of the approved design above, as determined by the Community Development Director.
- 7. **OPEN SPACE DEVELOPMENT**: Development projects within the Open Space (OS) Land Use Designation are subject to prior approval of a Use Permit. Minor habitat and restoration projects are exempt, as determined by the Community Development Director. As an alternative, a Master Plan may be approved by the City Council to allow for comprehensive development and use of the entire site.
- 8. **STUDY AREA DEVELOPMENT:** The land designated Study Area (SA) is currently located outside of the Antioch City Limits and would require annexation prior to any development within the City of Antioch. The development of this property is subject, at minimum, to a Final Development Plan or comparable process and any other requirements that may be associated with its annexation. This Final Development Plan does not suggest a commitment by the City of Antioch to pursue such an annexation.

Recommended for Approval by the Planning Commission on:			
Approved by the City Council on:	_		

