

COUNTY OF LAKE HAMMOND PARK

NICE, CALIFORNIA

GENERAL NOTES

- Contractor shall notify all public or private utility companies two (2) working days prior to commencement of work on this project to verify the locations of existing utility lines.
- Any discrepancy discovered by the Contractor in these plans or any field conditions discovered by the Contractor that may delay or obstruct the proper completion of the work per these plans shall be brought to the attention of the Landscape Architect immediately upon discovery. Said notification shall be in writing.
- These Plans do not represent a Property Line Survey. Property lines shown hereon are based on record data and may not represent the true positions of the lines.
- Existing Features and topographic information have been taken from Hammond Park Topographic Map, dated 2/9/2024, by Munselle Civil Engineering. GSM landscape architects, Inc. assumes no liability, real or alleged, regarding the accuracy of the existing features or topographic information shown.
- All material, workmanship and construction shall conform to the current edition of California Building Codes, and to the Jurisdictional Agency's Standard Specifications and Plans. International Building Code (I.B.C.) as amended by 2022 California Building Code (C.B.C.) Uniform Mechanical Code (U.M.C.) as amended by 2022 California Mechanical Code (C.M.C.) Uniform Plumbing Code (U.P.C.) as amended by 2022 California Plumbing Code (C.P.C.) National Electrical Code (N.E.C.) as amended by 2022 California Electrical Code (C.E.C.) California Energy Code (C.E.C.) (2022 Building Energy Efficiency Standards) California Green Building Standards Code (CGBCS)
- Contractor shall obtain all required permits and pay all fees prior to commencement of any work. Any and all licenses and permits required for project construction shall be possessed by the Contractor. Contractor shall abide by all Federal, State, and Local laws and rules affecting the work and shall maintain all required protection and insurance for the property, employees and public.
- Contractor shall be responsible for the verification of all existing utilities in the field. Locations of utilities and underground facilities shown are approximate and for general information only. Pot-holing may be required.
- Existing utilities shall be kept in service at all times. Utilities that interfere with the work to be performed shall be protected by the Contractor to the satisfaction of the Engineer and Landscape Architect.
- Contractor shall be responsible for protecting existing facilities and improvements from damage resulting from Contractor's work. Any damage caused by Contractor shall be repaired at Contractor's expense.
- Contractor shall provide and maintain sufficient barricades to provide for safety of the general public to the satisfaction of the Engineer.
- Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property. This requirement shall apply continually and not be limited to normal working hours. The Contractor shall defend, indemnify and hold the County and GSM landscape architects, Inc. harmless from all liability, real or alleged, in connection with the performance of work on the project.
- Prior to bid, the Contractor shall visit the site to adequately determine all pre-existing conditions. By the act of submitting a bid, the Contractor will be deemed to have complied with the foregoing, to have accepted such conditions, and to have made allowances therefore in preparing the bid.
- Contractor shall provide all labor, equipment and materials required to implement all recommendations included in the Geotechnical Study Report for Hammond Park Improvements dated December 5, 2024 by RSH Consultants including but not limited to scarification, moisture conditioning, and compaction.

GENERAL UNDERGROUND NOTES

- No guarantee is given that underground obstructions not shown on these plans may be encountered. Those shown are based on the best information available and the Contractor is cautioned that the County and the Landscape Architect assume no responsibility for any obstructions either shown or not shown on these plans. The Contractor shall cooperate with all utility companies working within the limits of this project.
- Contractor shall not begin excavation until all existing utilities have been marked in the field by the applicable entity responsible for that particular utility. Underground service alert: call USA North toll free (800) 642-2444 at least 48 hours prior to excavation.
- Contractor shall uncover existing buried utilities in the presence of utility owner to verify locations and elevations of utilities. Buried utilities include but are not limited to water mains and laterals, sewer mains and laterals, storm drains, gas mains and laterals, electrical distribution lines, telephone and cable TV lines. All utilities conflicting with the proposed construction shall be relocated or resolved prior to the start of construction, or conflicting facilities.
- All underground improvements shall be installed and approved prior to paving.
- All material, workmanship and construction details shall conform to the Jurisdictional Agency's construction standard specifications, including all addenda, standard plan and special provision revisions.

DEFERRED SUBMITTALS

The following items of work shown in these contract documents are considered deferred submittals and require the Contractor to provide shop drawings and calculations sealed and signed by a Structural Engineer licensed in the State of California for approval.

A. Shade Structure

Deferred submittal items shall be reviewed and approved by the Landscape Architect or Engineer-of-Record prior to forwarding the item(s) to the County for review. Deferred submittal items shall not be installed until the County has approved their design and submittal documents.



SITE PLAN

ABBREVIATIONS

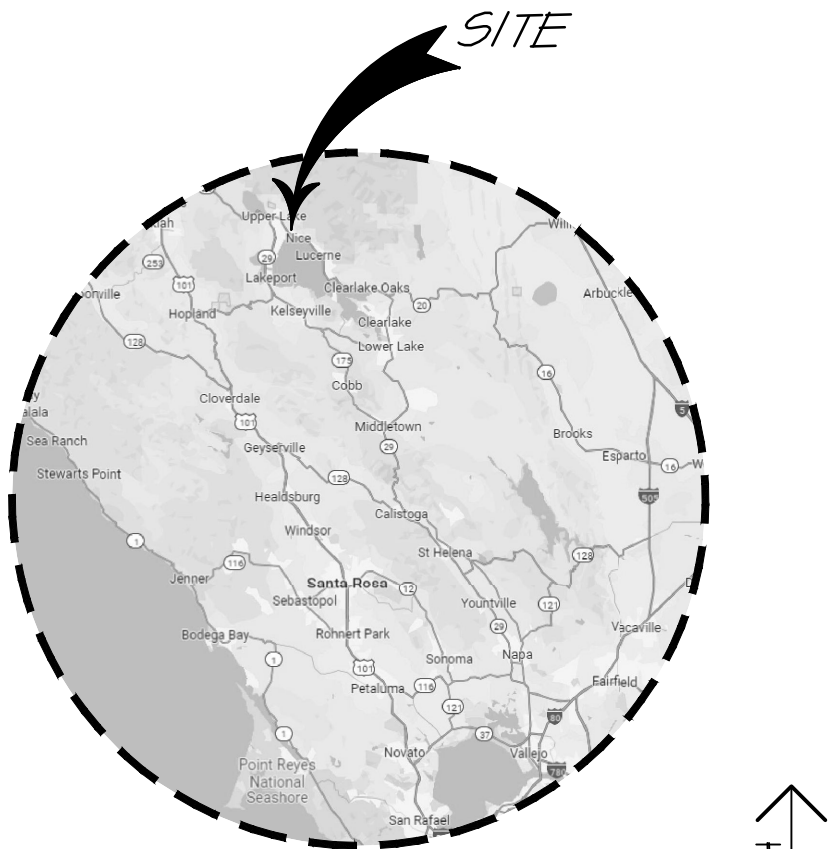
AB	Aggregate Base	CLP	Control Point	FH	Fire Hydrant	PSI	Pounds per Square Inch
AC	Asphalt Pavement	clr.	Clearance	FL	Flow Line	PVC	Polyvinyl Chloride
AD	Area Drain	CMB	Concrete Mow Band	FN	Face of Wall	R	Radius
ASLA	American Society of Landscape Architects	CMU	Concrete Masonry Unit	GB	Grade Break	RC	Relative Compaction
BC	Back of Curb	CO	Clean Out	HG	Hinge Clearance	RIM	Rim of Drain Inlet
BS	Bottom Face of Bottom Step	comp.	Compaction	horiz.	Horizontal	SCH	Schedule
BW	Bottom of Wall Elevation	CON	Conformance Line	HP	High Point	SD	Storm Drain
CL	Center Line	cont.	Continuous	ID	Inside Diameter	sf	Square Feet
CB	Catch Basin	COP	Corner of Pavement	INV	Invert Elevation	stl.	Steel
CBF	Center of Basketball Post Footing	CF	Concrete Pavement	LF	Lineal Feet	SS	Sanitary Sewer
CBS	Corner of Basketball Stripping	DI	Drop Inlet	LIP	Lip of concrete valley gutter	TBF	Top of Basketball Footing
CC	Corner of Curb	dia.	Diameter	LP	Low Point	TCOF	To Center of Fixture
CCB	Center of Catch Basin	DK	Deck Elevation	DR	Door	TC	Top of Vertical Curb
CCG	Corner of Gutter	DR	Drain	max.	Maximum	TFC	Top of Flush Curb
CCL	Corner of Conformance Line	EA	End of Arc	ME	Metal Edging	TS	Top Face of Top Step
CCO	Center of Cleanout	EG	Edge of Curb	N.I.C.	Not In Contact	TP	Top of Plaster
CDI	Center of Drinking Fountain	EL	Elevation Grade	OC	On Center	TRH	Top of Retaining Header
CDI	Center of Drain Inlet	EM	Edge of Concrete Mow Band	OD	Outside Diameter	TS	Top Face of Top Step
CG	Concrete Gutter	EP	Edge of Pavement	OFCI	Owner Furnished and Contractor Installed	typ.	Typical
cF	Cubic Feet	EQ	Equal	OFOI	Owner Furnished and Owner Installed	VC	Vertical Curve
CFC	Center Face of Curb	EX or (E)	Existing	PA	Paving Area	vert.	Vertical
CFF	Center of Fence Post	FBS	Face of Bottom Step	PA	Paving Area	WM	Water Meter
CFF	Center Face of Wall	FF	Finish Floor Elevation	PAD	Portland Cement Concrete	WV	Water Valve
CSP	Center of Light Fixture	FG	Finish Grade	PCC	Portland Cement Concrete	UL	Underwriters Laboratory
CLF	Center of Light Fixture			PL	Property Line	U.O.N.	Unless Otherwise Noted

PROJECT TEAM

Landscape Architect:	Electrical Engineer:	Irrigation Consultant:
GSM landscape architects, Inc. 1700 Sausal Avenue, Suite 23 Napa, CA 94559 (707) 255-4630	O'Mahony & Myer 4340 Redwood Hwy., Suite 245 San Rafael, CA 94803 (415) 442-0420	Russell D. Mitchell Associates, Inc. 2760 Camino Diablo Walnut Creek, CA 94597 (925) 934-3985
Civil Engineer:	Geotechnical Engineer:	
Munselle Civil Engineering 513 Center Street Healdsburg, CA 95448 (707) 345-0968	RSH Consultants 3501 Industrial Drive, Suite A Santa Rosa, CA 95403 (707) 544-1072	



LARS EWING, DIRECTOR, PUBLIC SERVICES DATE



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SITE LOCATION MAP
NOT TO SCALE

SHEET INDEX

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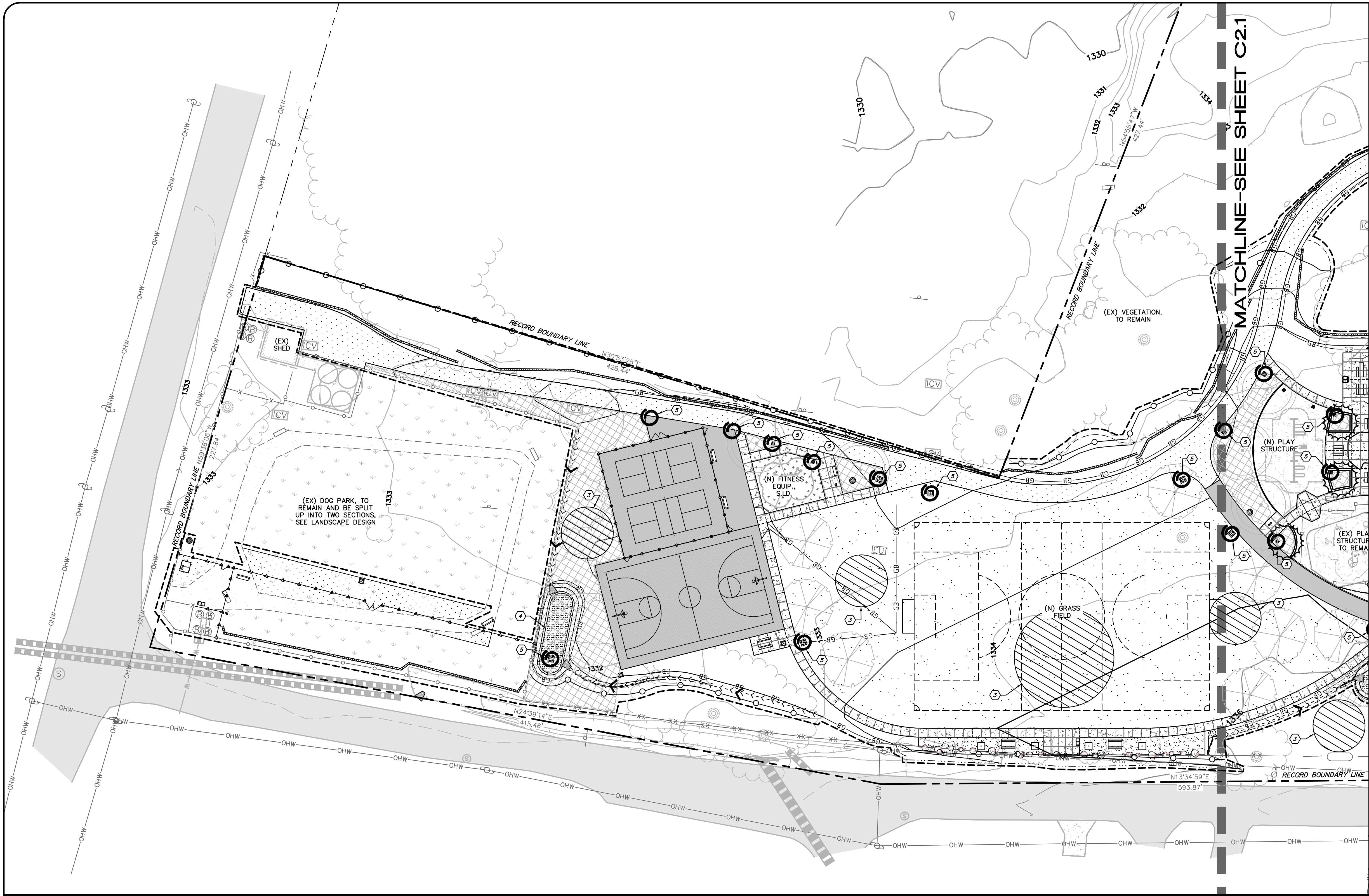
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COUNTY OF LAKE
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DATE: 2/2/25
FILE NO: 251020V
JOB NO: 2312
SHEET NO:
C1.0
OF 46



LEGEND AND KEYNOTES

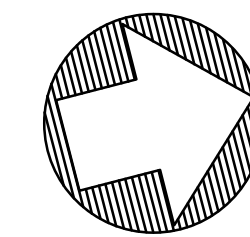
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EROSION CONTROL NOTES

1. A NOTICE OF INTENT SHALL BE FILED BY THE OWNER FOR ALL PROJECTS OVER ONE (1) ACRE IN AREA. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE PERMIT.
 2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND IN PLACE BETWEEN OCTOBER 1 AND APRIL 30. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION CONTROL MEASURES. SITE EROSION CONTROL SHALL BE INSPECTED BY THE CONTRACTOR AND CLEANED IF NECESSARY AFTER EVERY MAJOR STORM.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS TO THE SATISFACTION OF THE COUNTY ENGINEER.
 5. ALL GRADED AREAS AND EXPOSED SOIL WITHIN THIS PROJECT SHALL BE SEEDED FOR EROSION CONTROL BY THE CONTRACTOR. SEED AND MULCH WILL BE APPLIED BY OCTOBER 1ST TO ALL NON-ACTIVE DISTURBED AREAS. SEED AND MULCH WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING.
 6. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.
 7. APPLICATIONS SHALL BE BROADCAST MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.
- | MATERIALS | APPLICATION RATE (POUNDS PER ACRE) |
|--------------------------------------|------------------------------------|
| SEED MIX | |
| Bromus mollis (BLAND BROME) | 40 |
| Trifolium hirtum (HYKON ROSE CLOVER) | 20 |
| FERTILIZER | |
| 16-20-0 & 15% SULPHUR | 500 |
| MULCH | |
| STRAW | 4000 |
| HYDRAULIC STABILIZING* | |
| M-BINDER OR SENTINEL | 75-100 |
| EQUIVALENT MATERIAL | PER MANUFACTURER |
8. ALL CRITICAL EARTHWORK OPERATIONS SHALL BE PERFORMED DURING THE DRY WEATHER SEASON IF AT ALL POSSIBLE. THE CLEARING OF EXISTING VEGETATION SHALL BE CONFINED TO WITHIN THE LIMITS OF ACTUAL EARTHWORK. INCREMENTAL DEVELOPMENT SHALL BE REQUIRED TO ENSURE THAT THE AMOUNT OF LAND CLEARED AT ANY TIME IS LIMITED TO THE AREA THAT CAN BE DEVELOPED DURING THE CONSTRUCTION PERIOD. STORM WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY DOWN UNPROTECTED SLOPES. ENERGY DISSIPATING STRUCTURES AND EROSION CONTROL DEVICES SHALL BE PLACED AT ALL DRAINAGE OUTLETS WHICH DISCHARGE TO NATURAL CHANNELS AS SHOWN ON THESE PLANS. ALL SEDIMENT TRAPS SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH TIME AS THE CITY ACCEPTS MAINTENANCE RESPONSIBILITY.
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 10. ALL STAGING, DEMOLITION WORK AND LOADING/UNLOADING SHALL TAKE PLACE OUTSIDE OF THE RIGHT OF WAY, INCLUDING THE PUBLIC SIDEWALK OR STREET UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY ENGINEER.

ABBREVIATIONS

AB	AGGREGATE BASE	R=	RADIUS
AC	ASPHALT CONCRETE	R/W	RIGHT OF WAY
BC	BOTTOM OF CURB	RCP	REINFORCED CONCRETE PIPE
BSW	BACK OF SIDEWALK	S.A.D.	SEE ARCHITECTURAL DESIGN
CB	CATCH BASIN	S=	SLOPE
CONC	CONCRETE	SD	STORM DRAIN
CPP	CORRUGATED PLASTIC PIPE	SDCO	STORM DRAIN CLEANOUT
CMP	CORRUGATED METAL PIP	SDDI	STORM DRAIN DROP INLET
DI	DRAIN INLET	SDMH	STORM DRAIN MANHOLE
DIP	DUCTILE IRON PIPE	S.L.D	SEE LANDSCAPE DESIGN
DWY	DRIVEWAY	S.S.D	SEE STRUCTURAL DESIGN
EG	EXISTING GROUND	SS	SANITARY SEWER
ELEV	ELEVATION	SSCO	SANITARY SEWER CLEANOUT
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
(E)EX	EXISTING	STD	STANDARD
FC	FACE OF CURB	SW	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FS	FINISH SURFACE	TG	TOP OF GRATE
GB	GRADE BREAK	TYP	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE	UND	UNLESS NOTED OTHERWISE
HT	HEIGHT	V	WATER
PCC	PORTLAND CEMENT CONCRETE	WL	WATER LINE
PDC	POINT OF CONNECTION	WM	WATER METER
PVC	POLYVINYLCHLORIDE PIPE	WS	WATER SERVICE
PVT	PRIVATE		



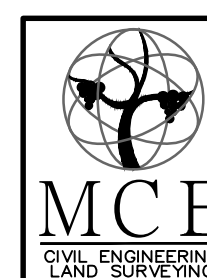
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(GRAPHIC SCALE IN FEET)

CONSTRUCTION GENERAL PERMIT NOTES

DISTURBED AREA: 3.75 ACRES

1. THIS PROJECT DISTURBS OVER 1 ACRE AND IS THEREFORE SUBJECT TO THE CONSTRUCTION GENERAL STORM WATER PERMIT AND THE CONDITIONS IN THAT PERMIT.
2. ALL BIORETENTION AREAS SHALL BE GRADED TO SUBGRADE DURING INITIAL SITE GRADING TO ACT AS SEDIMENT BASINS. SEE BIORETENTION DETAIL ON SHEET C3.2 FOR DEPTH OF BIORETENTION FACILITIES.
3. INSPECT STREETS DAILY AND ENSURE NO MUD TRACKOUT ONTO STREETS. IF MUD TRACKOUT IS DISCOVERED, CONTRACTOR SHALL CLEAN THE STREETS IMMEDIATELY.

Daniel John Hughes
DANIEL JOHN HUGHES DATE
RCE 60225



MUNSELLE CIVIL ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

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DES: MCE

DRAW: ERL

CHECK: DJH

GSM landscape architects, inc.

landscape architecture

site planning

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EROSION CONTROL PLAN

NICE, CA

COUNTY OF LAKE
HAMMOND PARK
6935 HAMMOND AVE.

DATE: 2/2/25

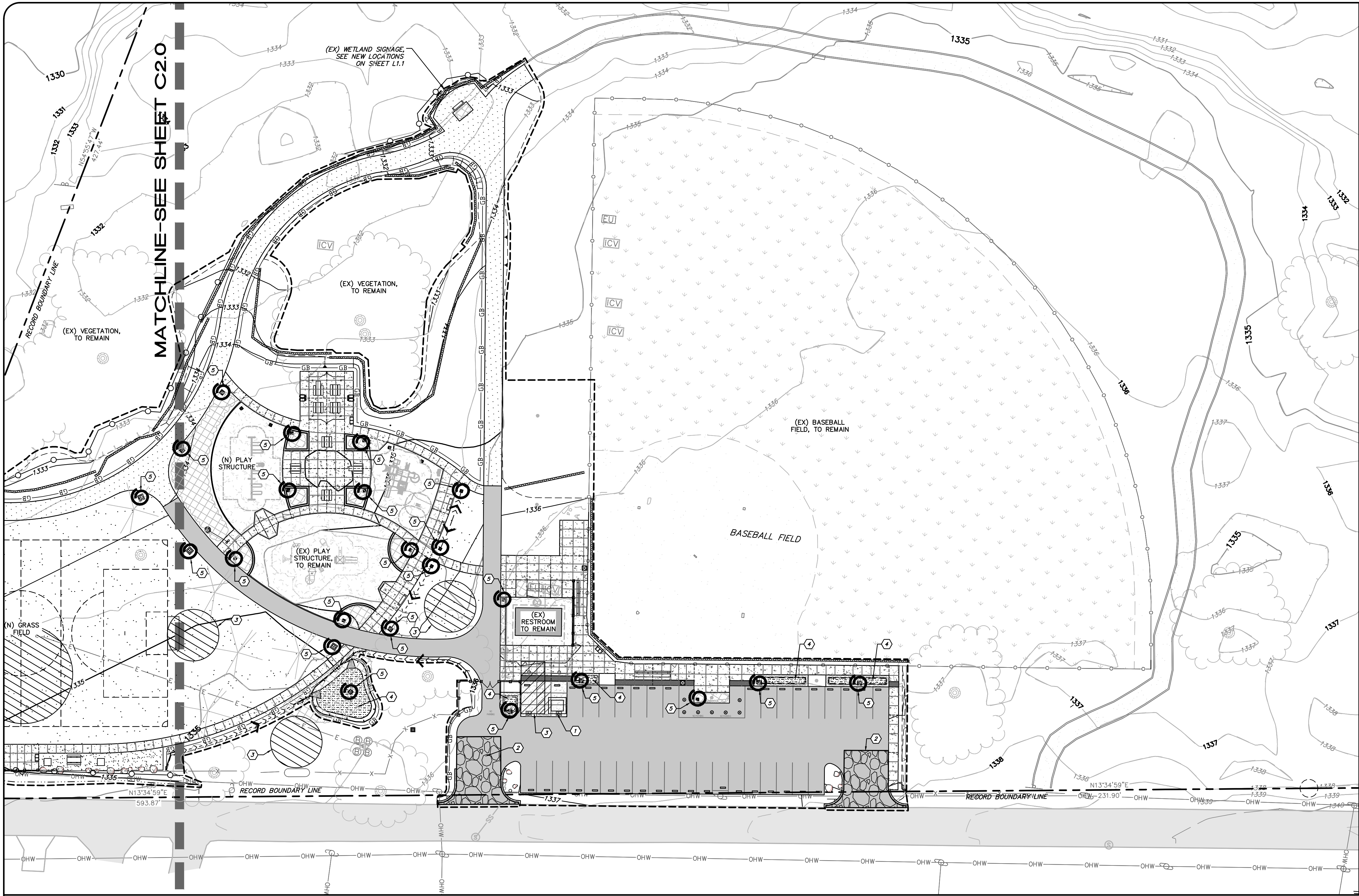
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JOB NO: 2512

SHEET NO:

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OF 46



LEGEND AND KEYNOTES

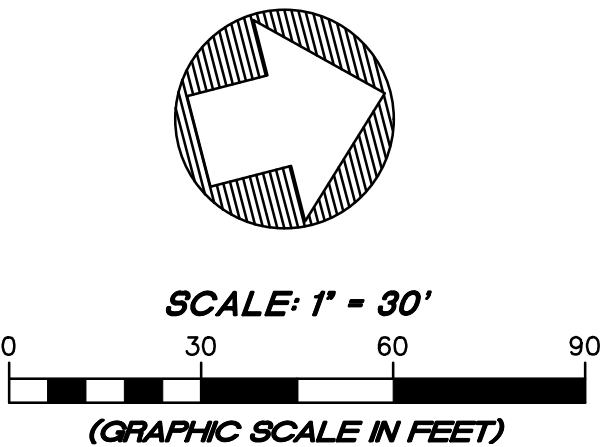
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EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
EXIST	EXISTING	SW	SIDEWALK
EX, EX.	EXISTING	TC	TOP OF CURB
FC	FACE OF CURB	TG	TOP OF GRATE
FG	FINISH GRADE	TYP	TYPICAL
FS	FINISH SURFACE	UND	UNLESS NOTED OTHERWISE
GB	GRADE BREAK	W	WATER
HDPE	HIGH DENSITY POLYETHYLENE	WL	WATER LINE
HT	HEIGHT	WM	WATER METER
PCC	PORTLAND CEMENT CONCRETE	WS	WATER SERVICE
PDC	POINT OF CONNECTION		
PVC	POLYVINYLCHLORIDE PIPE		
PVT	PRIVATE		



CONSTRUCTION GENERAL PERMIT NOTES

- DISTURBED AREA: 3.75 ACRES
- THIS PROJECT DISTURBS OVER 1 ACRE AND IS THEREFORE SUBJECT TO THE CONSTRUCTION GENERAL STORM WATER PERMIT AND THE CONDITIONS IN THAT PERMIT.
 - ALL BIOTRETENTION AREAS SHALL BE GRADED TO SUBGRADE DURING INITIAL SITE GRADING TO ACT AS SEDIMENT BASINS. SEE BIOTRETENTION DETAIL ON SHEET C3.2 FOR DEPTH OF BIOTRETENTION FACILITIES.
 - INSPECT STREETS DAILY AND ENSURE NO MUD TRACKOUT ONTO STREETS. IF MUD TRACKOUT IS DISCOVERED, CONTRACTOR SHALL CLEAN THE STREETS IMMEDIATELY.

Daniel John Hughes
DANIEL JOHN HUGHES
RCE 60225



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DES: MCE

DRAW: ERL

CHECK: DJH

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COUNTY OF LAKE

HAMMOND PARK

6935 HAMMOND AVE.

DATE: 2/2/25

FILE NO: 2512BASE

JOB NO: 2512

SHEET NO:

C2.1

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