

TREE INVENTORY LIST				
NUMBER	SPECIES	DIAMETER AT BASE HT. (DBH)	TO REMAIN / TO BE REMOVED	COMMENTS
141	VALLEY OAK	23"	TO REMAIN	
142	VALLEY OAK	12"	TO REMAIN	
143	VALLEY OAK	29"	TO REMAIN	
144	VALLEY OAK	20"	TO REMAIN	
145	PLUM	6.5"	TO REMAIN	
146	COAST LIVE OAK	8.5"	TO REMAIN	
147	VALLEY OAK	17.5"	TO REMAIN	
148	VALLEY OAK	8.5"	TO REMAIN	
149	VALLEY OAK	17"	TO REMAIN	
150	NORCAL. BLK. WALNUT	8", 8.5"	TO REMAIN	
151	CA. BUCKEYE	14", 7", 11"	TO REMAIN	
152	CA. BUCKEYE	10"	TO REMAIN	
153	CA. LAUREL	11"	TO BE REMOVED	
154	CA. BUCKEYE	11.5"	TO REMAIN	
155	VALLEY OAK	36.5	TO REMAIN	MAINTAIN 20FTØ SETBACK
156	NORCAL. BLK. WALNUT	7.5	TO REMAIN	
157	CA. BUCKEYE	11.5	TO REMAIN	
158	CA. BUCKEYE	10", 10", 10", 16"	TO REMAIN	
159	NORCAL. BLK. WALNUT	7.5"	TO REMAIN	
160	CA. BUCKEYE	12", 10", 4"	TO REMAIN	
161	VALLEY OAK	14"	TO REMAIN	
162	VALLEY OAK	14"	TO REMAIN	

NOTE: ALL EXISTING TREES ARE TO REMAIN, UNLESS OTHERWISE NOTED. TREE NUMBERING CONVENTION, LOCATION, SPECIES, AND SIZE ARE BASED FROM THE ARBORIST'S REPORT. REFER TO ARBORIST REPORT FOR MORE INFORMATION.

Per arborist recommendations and applicant's request, trees 156 and 157 to be removed

RECEIVED on 09/24/2024 CDT22-00045
By Contra Costa County
Department of Conservation and Development

CREEK EASEMENT EXHIBIT (SHEETS A1.1, A1.2, 1 OF 1 (Topographic Map))

SITE PLAN LEGEND:

- REQUIRED SETBACKS
- (E) STRUCTURE TO REMAIN
- (N) STRUCTURE
- PROPERTY LINE
- SETBACK LINE
- TOP OF CREEK BANK LINE
- (E) SEWER MAIN
- (N) SEWER LATERAL
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF AN ADDITION & REMODEL TO THE (E) SINGLE-FAMILY HOUSE, AND A (N) DETACHED ADU.

THE REMODELED MAIN HOUSE WILL BE APPROX. 2,868 SF WITH 4 BEDROOMS, 3 BATHROOMS, KITCHEN, DINING, LIVING & FAMILY ROOMS. THE (E) GARAGE AND FAMILY ROOM WILL REMAIN AS-IS. THE (N) DETACHED 694 SF ADU WILL HAVE 1 BEDROOM, 1 BATHROOM, LIVING RM., AND KITCHEN.

PROJECT DATA

GENERAL PLAN	RESIDENTIAL
USE TYPE	SINGLE FAMILY
APN	188-150-010
ZONING	RESIDENTIAL
TYPE OF CONSTRUCTION	TYPE VB
LOT SIZE	38,916 SF

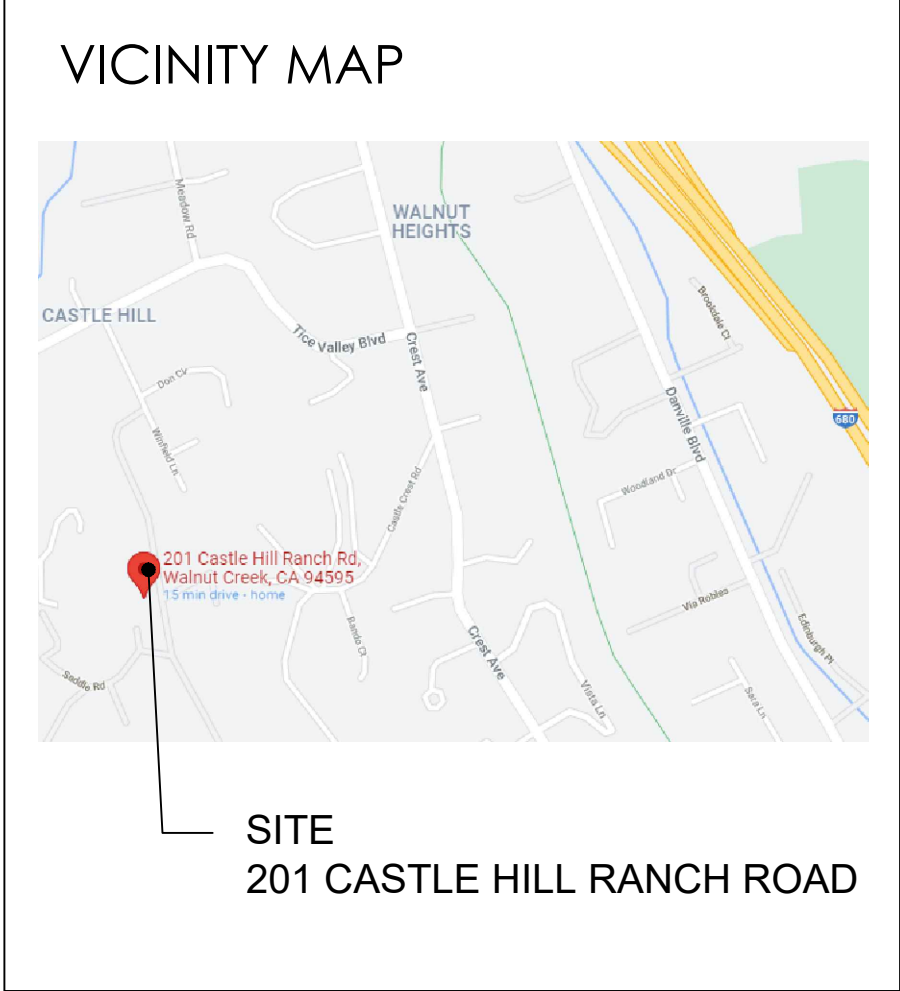
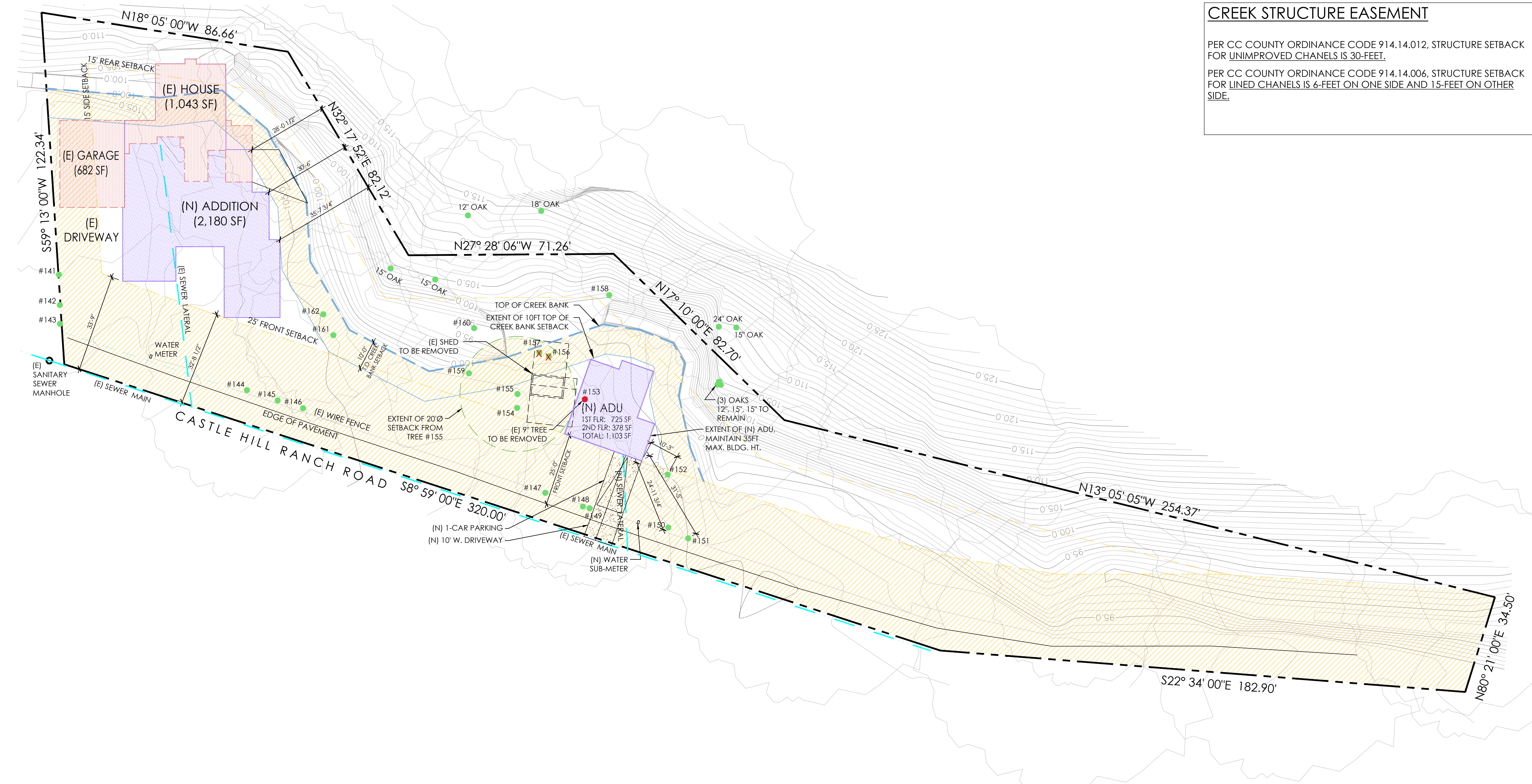
AREA CALCULATIONS

LOT SIZE	38,916 SF
A. (E) DWELLING	1,043 SF
B. (E) GARAGE	681 SF
C. (N) ADDITION	2,180 SF
D. PROPOSED MAIN HOUSE	3,164 SF
E. (N) DETACHED ADU (1ST FLR.)	694 SF
F. (N) DETACHED ADU (2ND FLR.)	504 SF
G. PROPOSED ADU	1,200 SF
FLOOR AREA RATIO	11.3%
(A+C+G) =	4,423 SF
LOT COVERAGE	11.6%
(B+D+E) =	4,539 SF

CREEK STRUCTURE EASEMENT

PER CC COUNTY ORDINANCE CODE 914.14.012, STRUCTURE SETBACK FOR UNIMPROVED CHANNELS IS 30-FEET.

PER CC COUNTY ORDINANCE CODE 914.14.006, STRUCTURE SETBACK FOR LINED CHANNELS IS 6-FEET ON ONE SIDE AND 15-FEET ON OTHER SIDE.



team2
architecture + design
190 NORTH WIGET LANE, #270
WALNUT CREEK, CA 94598
T. 925.676.9879
WWW.T2ARCH.COM

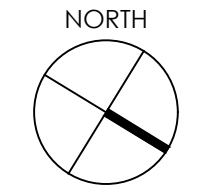
WEISS-ISHAH - ADDITION & ADU
201 Castle Hill Ranch Rd., Walnut Creek

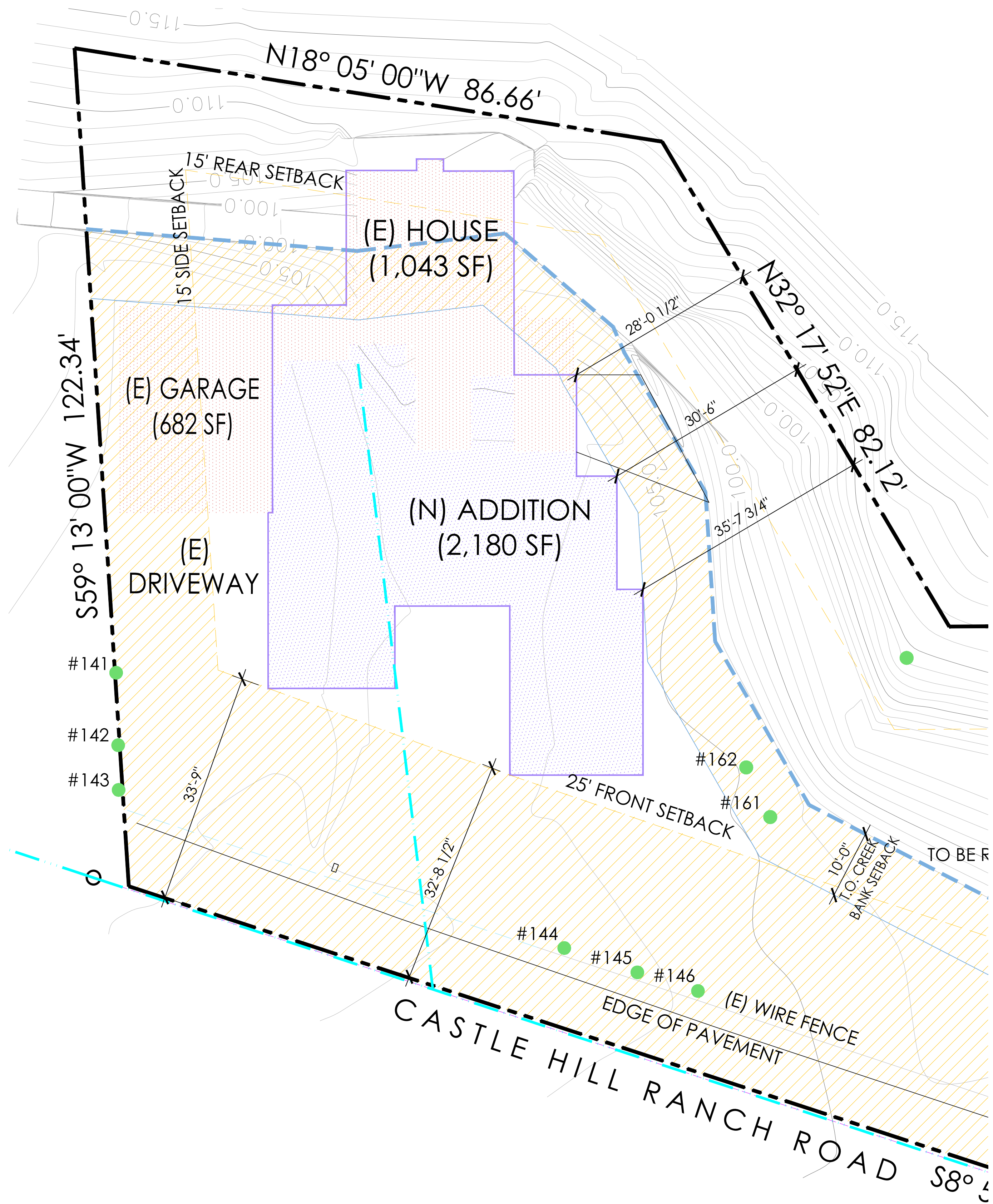
PROJECT INFO. & SITE PLAN

SCALE:	AS NOTED
DATE:	09-22-2022
REVISIONS	DATE
PLANNING P.C. REV 1	03-10-2022
PLANNING P.C. REV 2	04-20-2022
PLANNING P.C. REV 3	06-22-2022
PLANNING P.C. REV 4	09-22-2022

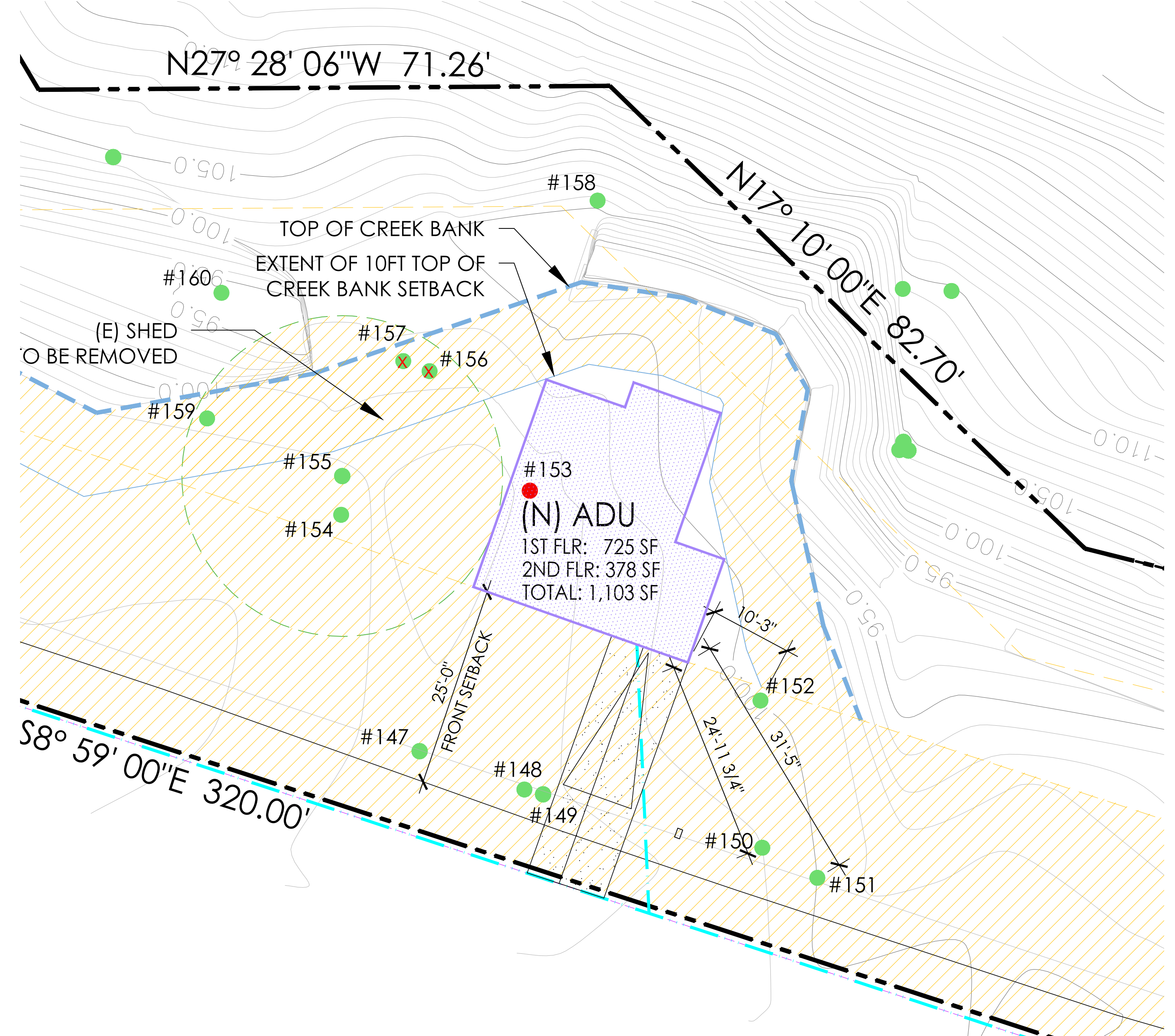
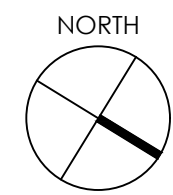
PROJECT NO. 0000-000

A1.1
SHEET OF

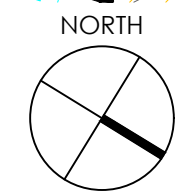




1 ENLARGED SITE PLAN - MAIN HOUSE
SCALE: 1"=10'



2 ENLARGED SITE PLAN - DETACHED ADU
SCALE: 1"=10'



SITE PLAN LEGEND:

- REQUIRED SETBACKS
- (E) STRUCTURE TO REMAIN
- (N) STRUCTURE
- PROPERTY LINE
- SETBACK LINE
- TOP OF CREEK BANK LINE
- (E) SEWER MAIN
- (N) SEWER LATERAL
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED

WEISS-ISHAH - ADDITION & ADU
201 Castle Hill Ranch Rd., Walnut Creek

ENLARGED
SITE PLAN

SCALE: AS NOTED
DATE: 09-22-2022

REVISIONS	DATE
PLANNING P.C. REV 1	03-10-2022
PLANNING P.C. REV 2	04-20-2022
PLANNING P.C. REV 3	06-22-2022
PLANNING P.C. REV 4	09-22-2022

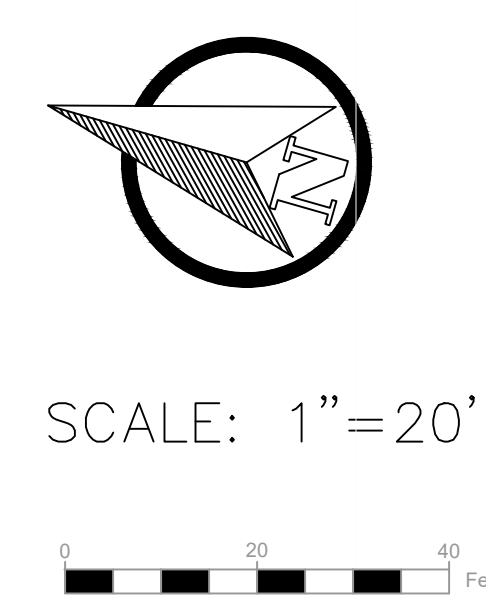
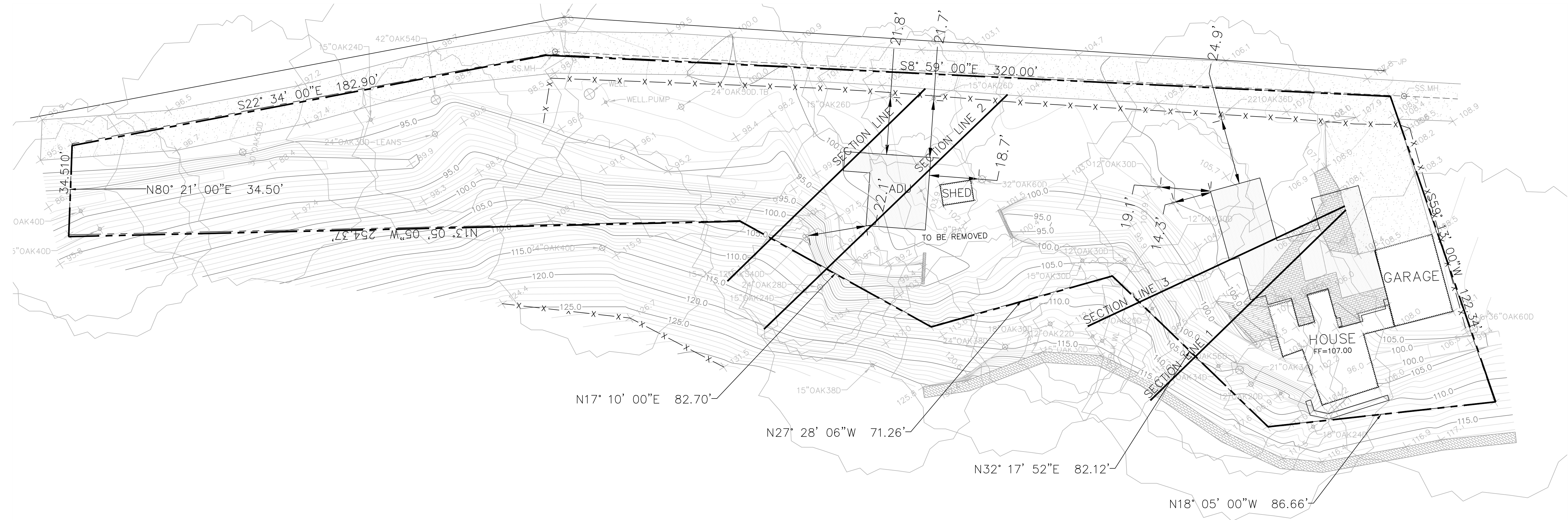
PROJECT NO. 0000-000

A1.2

SHEET OF



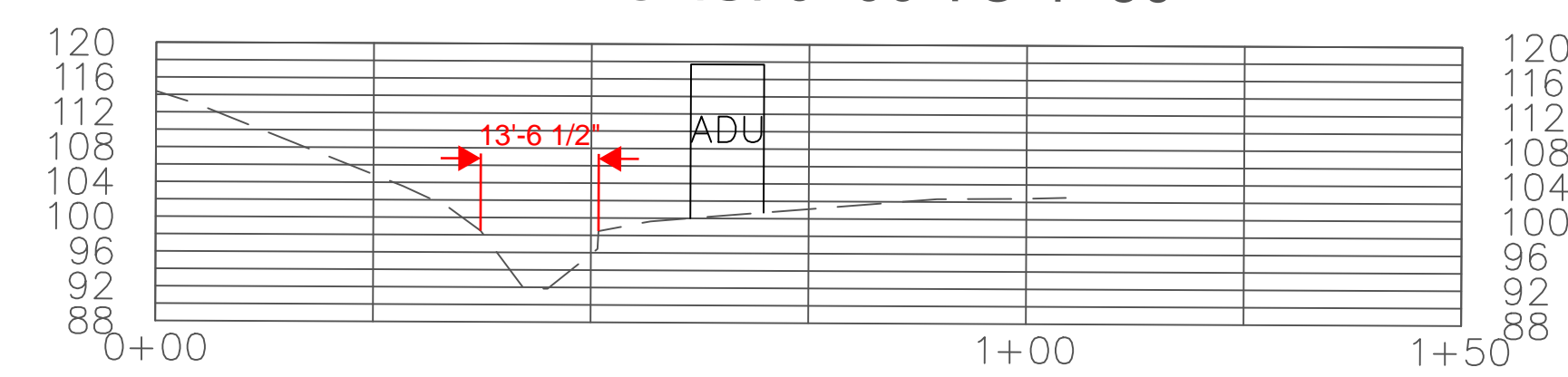
No.	DATE	APVD	REVISION



SCALE: 1"=20'

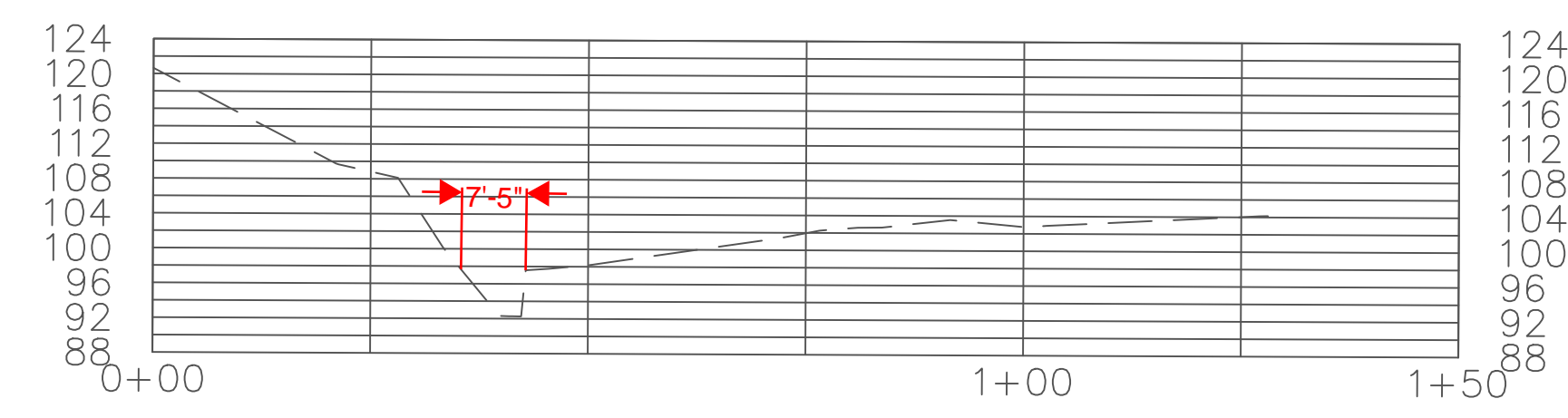
SECTION VIEW 1

SCALE: 1"=20'
STATIONS: 0+00 TO 1+50



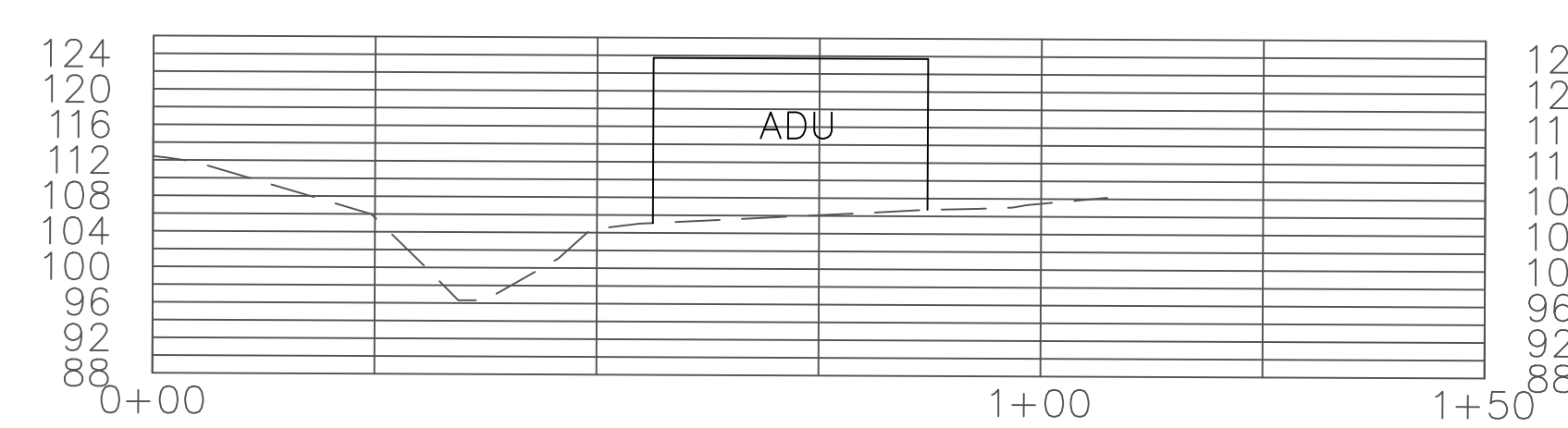
SECTION VIEW 2

SCALE: 1"=20'
STATIONS: 0+00 TO 1+50



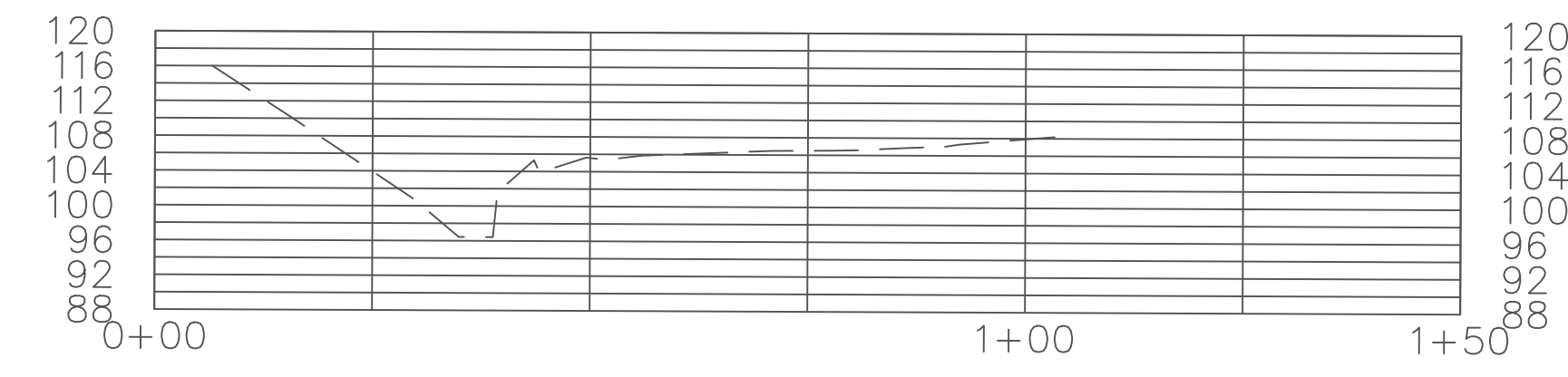
SECTION VIEW 3

SCALE: 1"=20'
STATIONS: 0+00 TO 1+50



SECTION VIEW 4

SCALE: 1"=20'
STATIONS: 0+00 TO 1+50



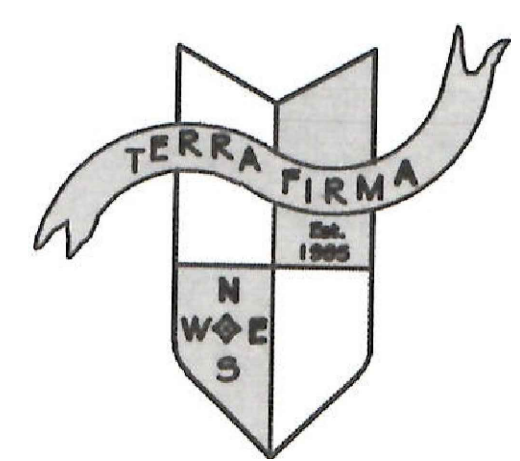
LEGEND

- PROPERTY LINE
- x-x- FENCE
- ▬ BUILDING
- - - - SANITARY SEWER LINE
- JP JOINT POLE
- SS.MH SANITARY SEWER MANHOLE
- ASPHALT CONCRETE
- CONCRETE

CROSS SECTIONS

201 Castle Hill Ranch Road

WALNUT CREEK CONTRA COSTA COUNTY CALIFORNIA



TERRA FIRMA
 ENGINEERING-SURVEYING
 LAND PLANNING
 GOLF COURSE DESIGN
 3710 LONE TREE WAY #113
 ANTIOCH, CA. 94509
 PH: 925-437-3700

REVISED

RECEIVED on 09/24/2024 CDT22-00045
By Contra Costa County
Department of Conservation and Development

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF AN ADDITION & REMODEL TO THE (E) SINGLE-FAMILY HOUSE, AND A (N) DETACHED ADU.
THE REMODELED MAIN HOUSE WILL BE APPROX. 2448 SF WITH 4 BEDROOMS, 3 BATHROOMS, KITCHEN, DINING, LIVING & FAMILY ROOMS. THE (E) GARAGE AND FAMILY ROOM WILL REMAIN AS-IS. THE (N) DETACHED 1200 SF ADU WILL HAVE 2 BEDROOMS, 2 BATHROOMS, LIVING RM., AND KITCHEN.

SHEET INDEX

- A1.0 PROJECT INFO. & SITE PLAN
- A2.0 EXISTING FLOOR PLAN (MAIN HOUSE)
- A2.1 PROPOSED FLOOR PLAN (MAIN HOUSE)
- A2.2 PROPOSED FLOOR & ROOF PLANS (ADU)
- A3.0 EXISTING EXT. ELEVATIONS (MAIN HOUSE)
- A3.1 PROPOSED EXT. ELEVATIONS (MAIN HOUSE)
- A3.2 PROPOSED EXT. ELEVATIONS (ADU)

PROJECT DATA

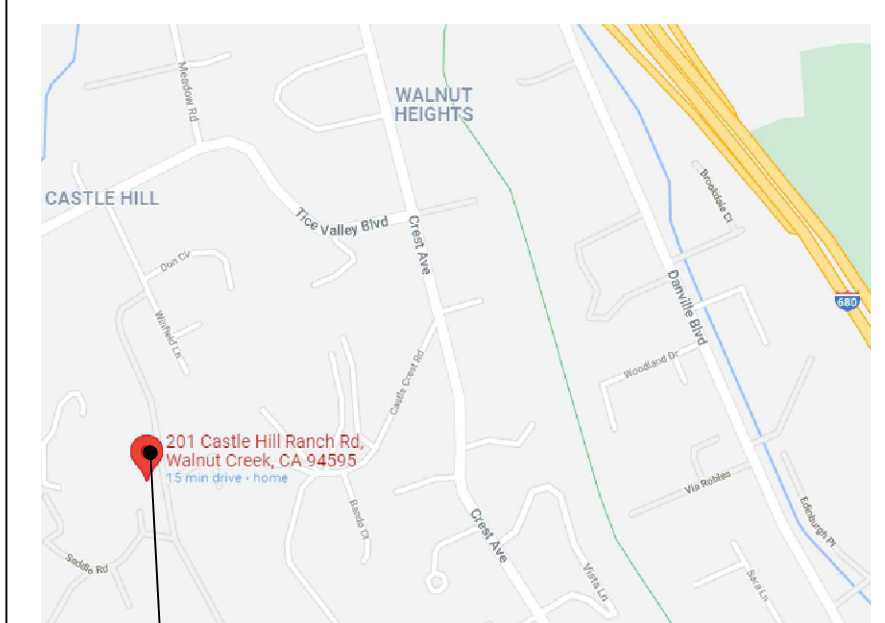
GENERAL PLAN	RESIDENTIAL
USE TYPE	SINGLE FAMILY
APN	188-150-010
ZONING	RESIDENTIAL
TYPE OF CONSTRUCTION	TYPE VB
LOT SIZE	38,916 SF

AREA CALCULATIONS

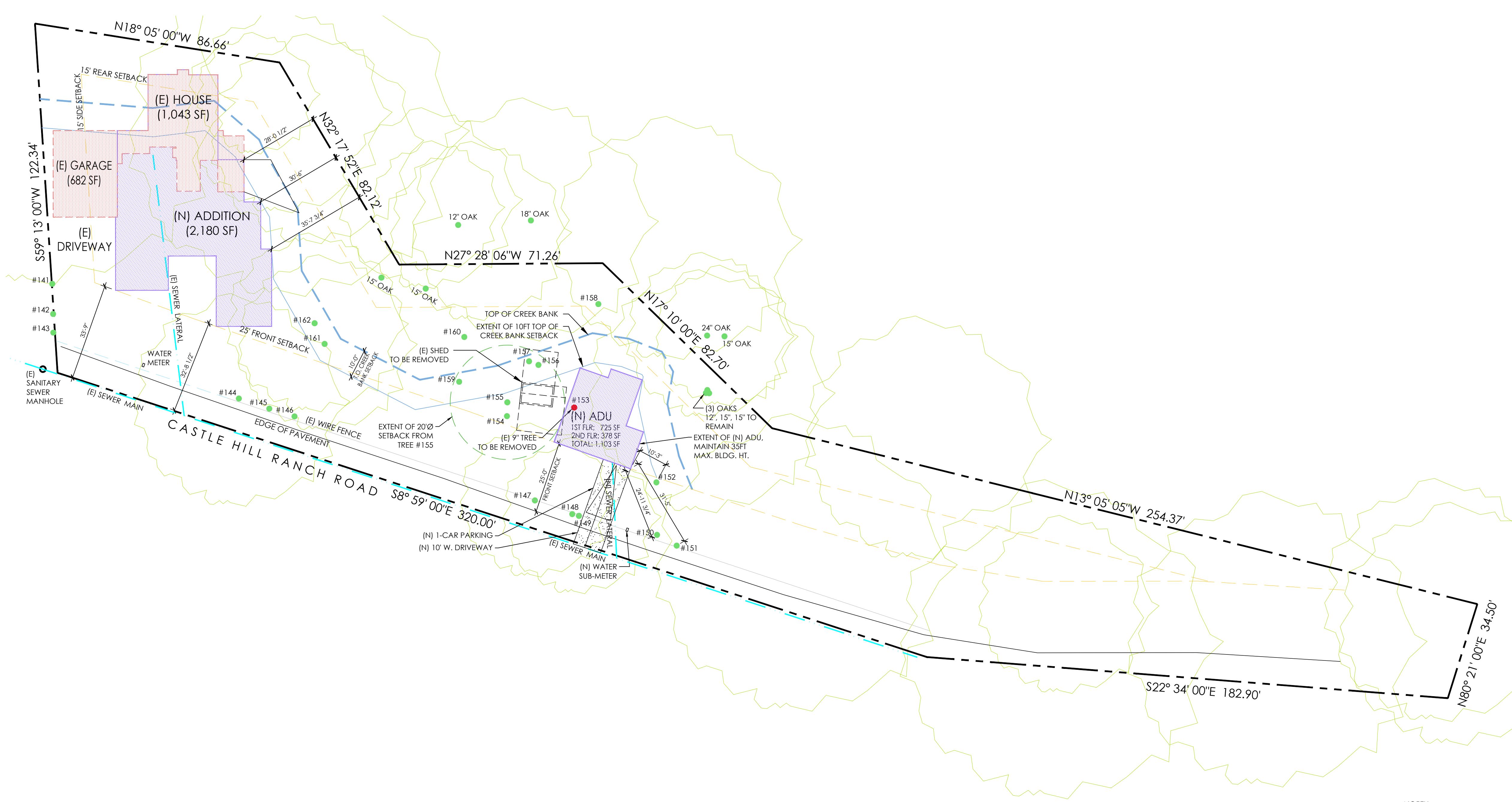
LOT SIZE	38,916 SF
A. (E) DWELLING	1,043 SF
B. (E) GARAGE	682 SF
C. (N) ADDITION	2,180 SF
D. PROPOSED MAIN HOUSE	3,223 SF
E. (N) DETACHED ADU	1,103 SF
E1. FIRST FLR.	725 SF
E2. 2ND FLR.	378 SF

FLOOR AREA RATIO	11.2%
(A+C+E) =	4,326 SF
LOT COVERAGE	11.9%
(B+D+E1) =	4,630 SF

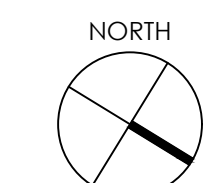
VICINITY MAP



SITE
201 CASTLE HILL RANCH ROAD



1 SITE PLAN
A1.0 SCALE: 1" = 20'-0"



team2
architecture + design
190 NORTH WIGET LANE #270
WALNUT CREEK, CA 94598
T: 925.676.9879
WWW.T2ARCH.COM

WEISS-ISHAI - ADDITION & ADU
201 Castle Hill Ranch Rd., Walnut Creek

PROJECT INFO. & SITE PLAN

SCALE:	AS NOTED
DATE:	09-22-2022
REVISIONS	DATE
PLANNING P.C. REV 1	03-10-2022
PLANNING P.C. REV 2	04-20-2022
PLANNING P.C. REV 3	06-22-2022
PLANNING P.C. REV 4	09-22-2022

PROJECT NO. 0000-000

A1.0

SHEET OF

WEISS-ISHAI - ADDITION & ADU
 201 Castle Hill Ranch Rd., Walnut Creek

EXISTING
 FLOOR PLAN
 (MAIN HOUSE)

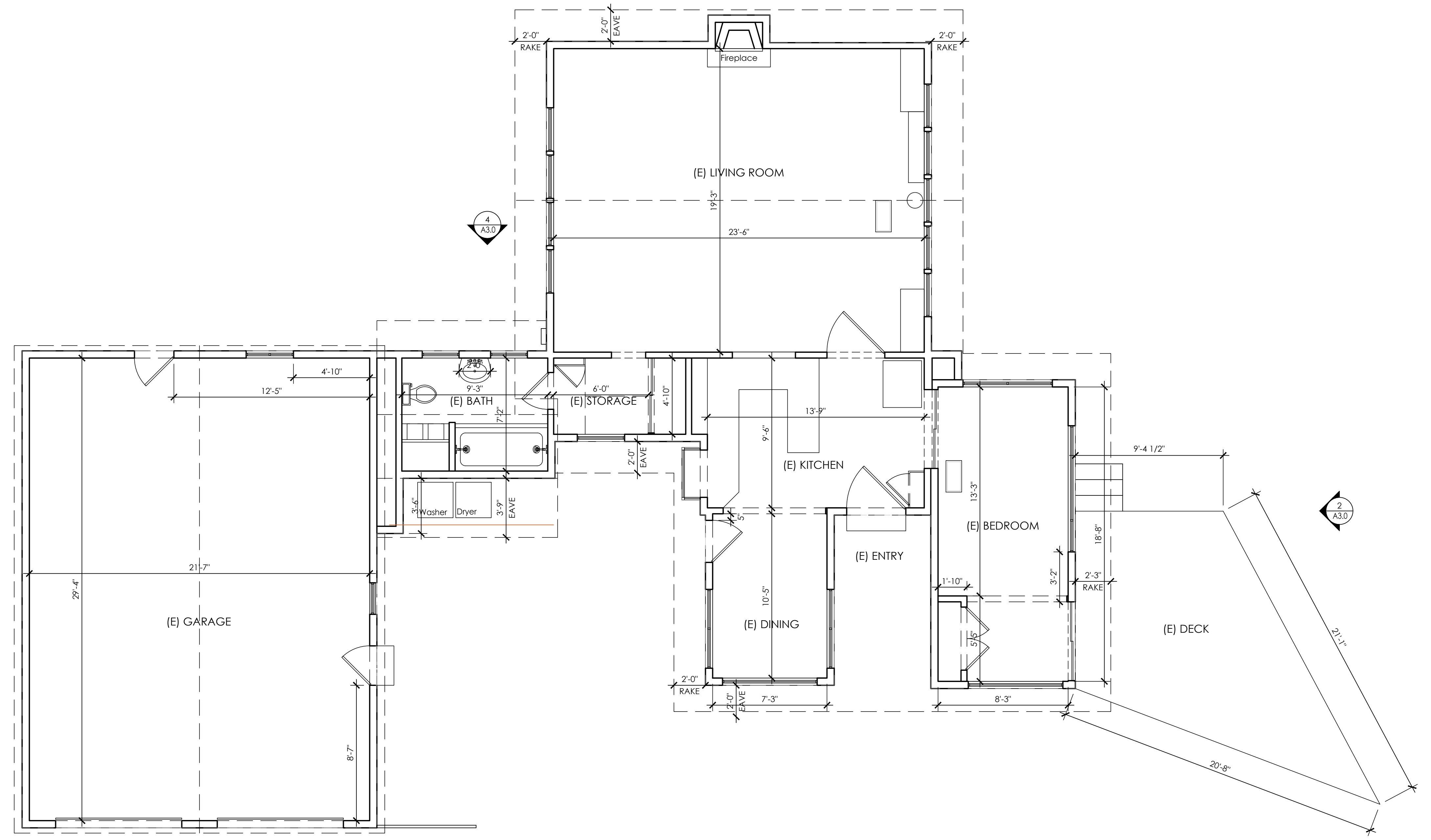
SCALE: AS NOTED
 DATE: 09-22-2022

REVISIONS	DATE
PLANNING P.C. REV 1	03-10-2022
PLANNING P.C. REV 2	04-20-2022
PLANNING P.C. REV 3	06-22-2022
PLANNING P.C. REV 4	09-22-2022

PROJECT NO. 0000-000

A2.0

SHEET OF

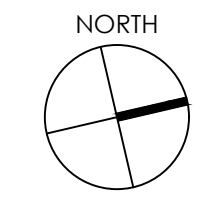


SITE PLAN LEGEND:

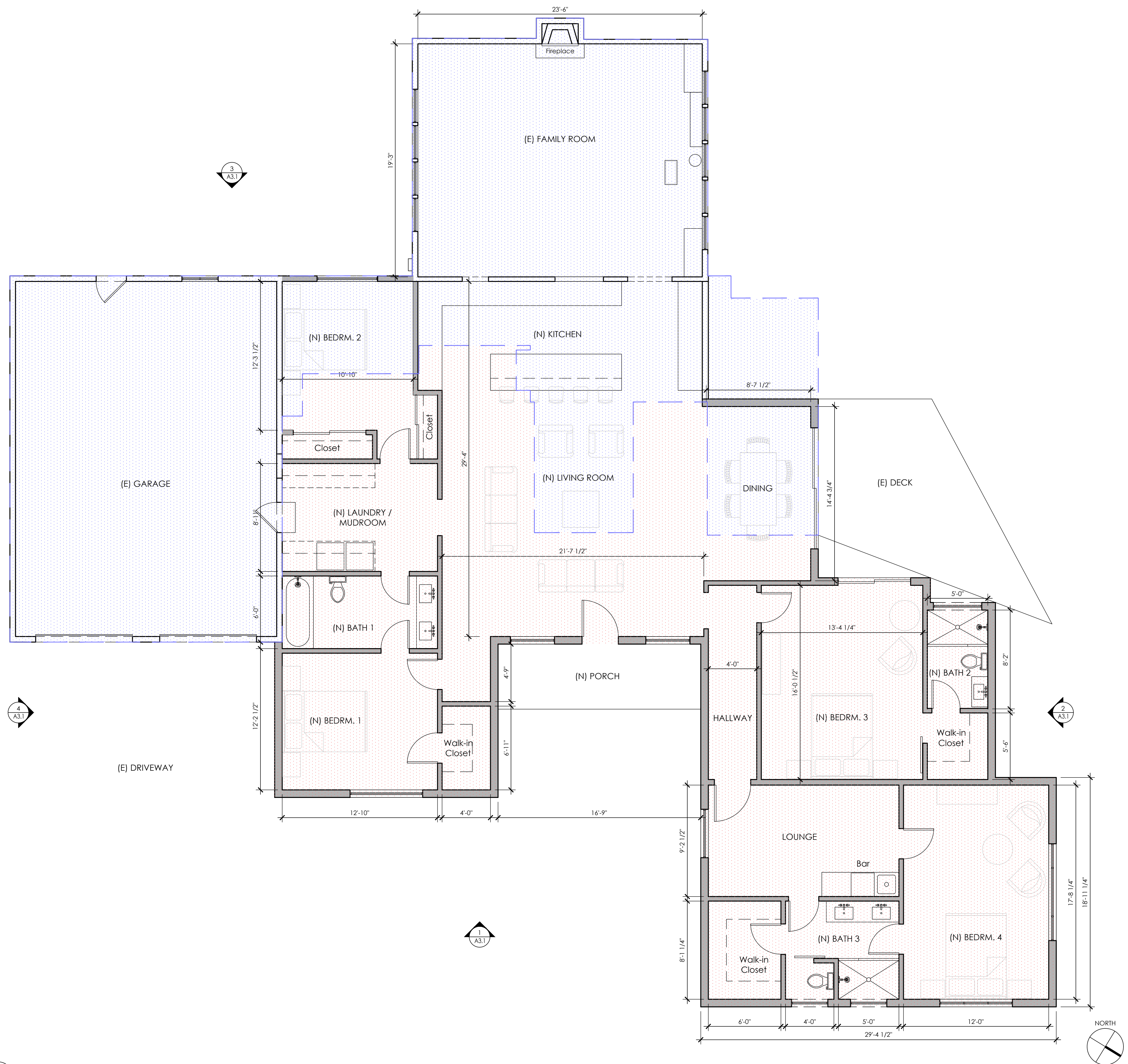
- EXISTING TO REMAIN, N.I.C.
- (N) WORK

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL



WEISS-ISHAI - ADDITION & ADU
 201 Castle Hill Ranch Rd., Walnut Creek



FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (N) WALL
- (E) BUILDING
- AREA OF (N) ADDITION

PROPOSED FLOOR PLAN (MAIN HOUSE)

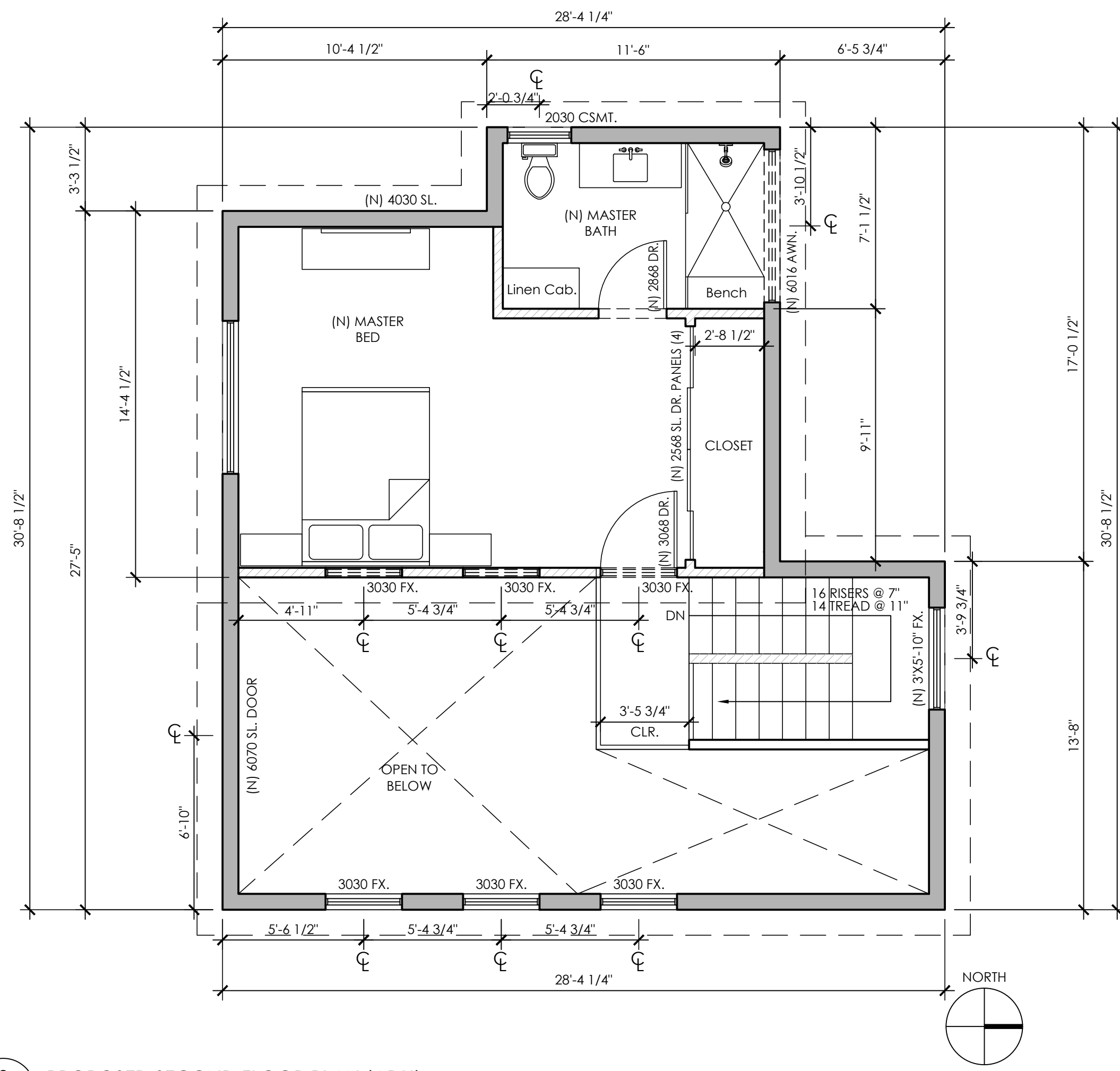
SCALE: AS NOTED
 DATE: 09-22-2022

REVISIONS	DATE
PLANNING P.C. REV 1	03-10-2022
PLANNING P.C. REV 2	04-20-2022
PLANNING P.C. REV 3	06-22-2022
PLANNING P.C. REV 4	09-22-2022

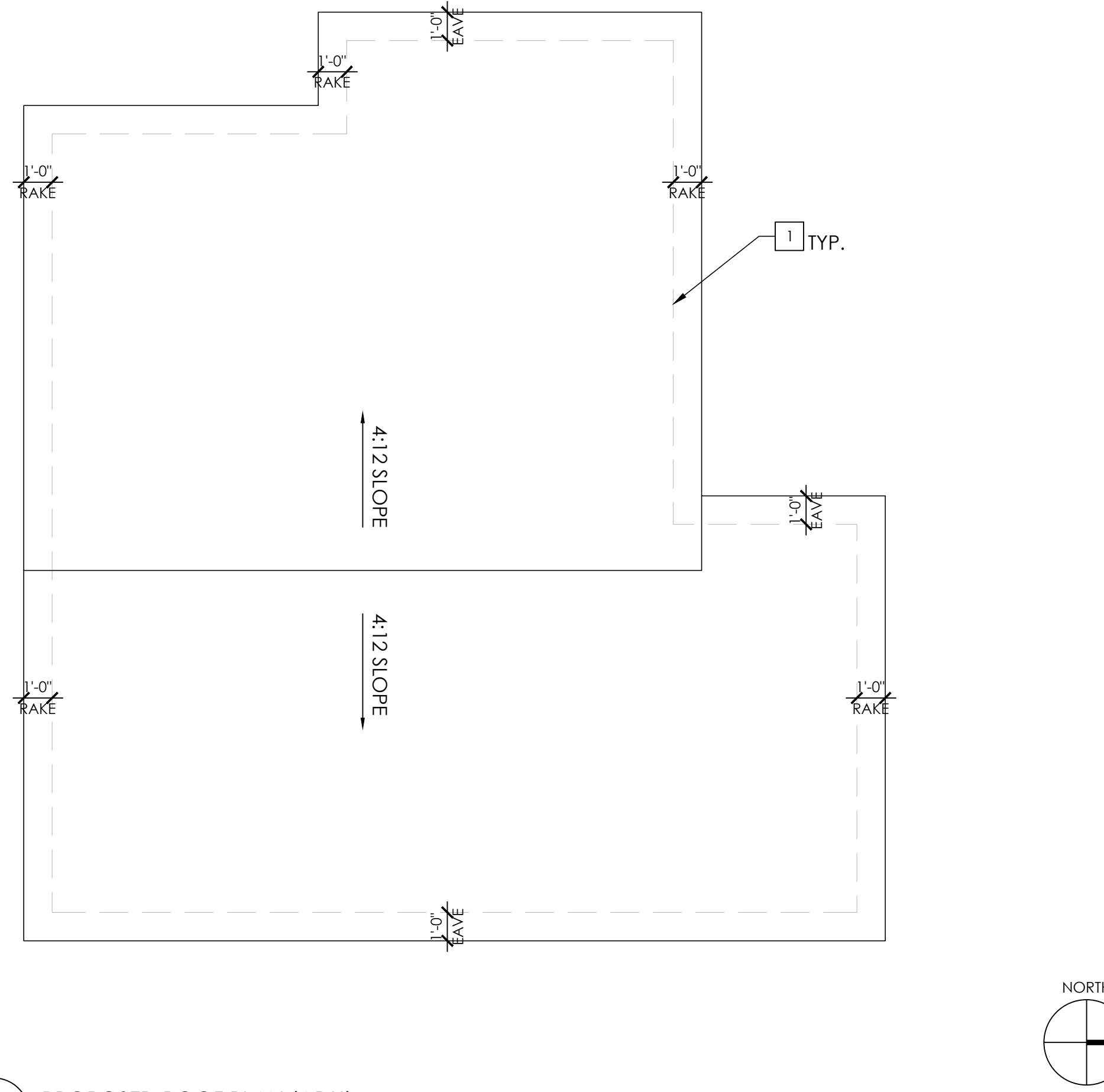
PROJECT NO. 0000-000

A2.1

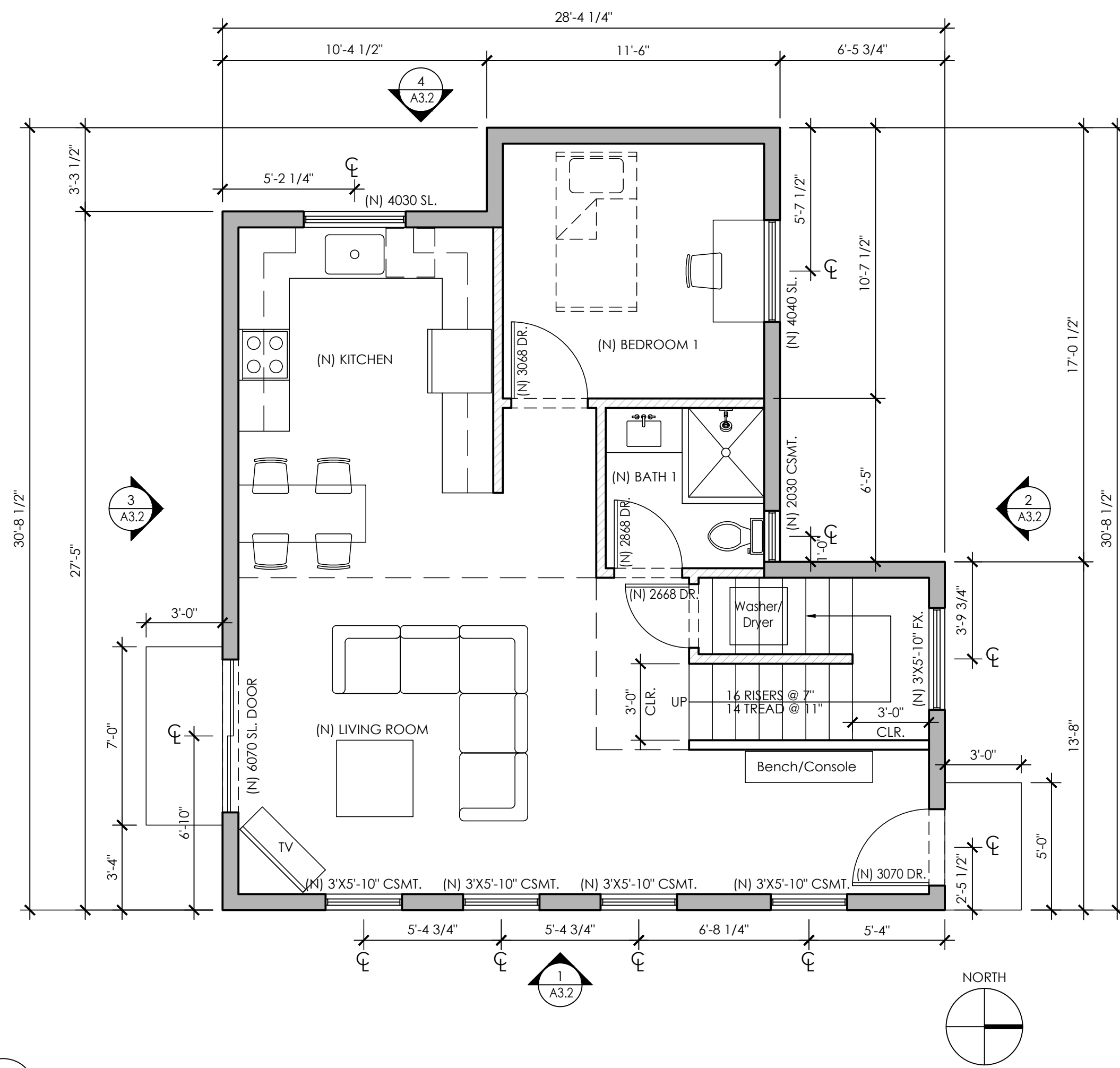
SHEET OF



2 PROPOSED SECOND FLOOR PLAN (ADU)
A2.2 SCALE: 1/4" = 1'-0"



3 PROPOSED ROOF PLAN (ADU)
A2.2 SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN (ADU)
A2.2 SCALE: 1/4" = 1'-0"

ROOF PLAN KEYNOTES

1 WALL BELOW

WEISS-ISHAI - ADDITION & ADU
201 Castle Hill Ranch Rd., Walnut Creek

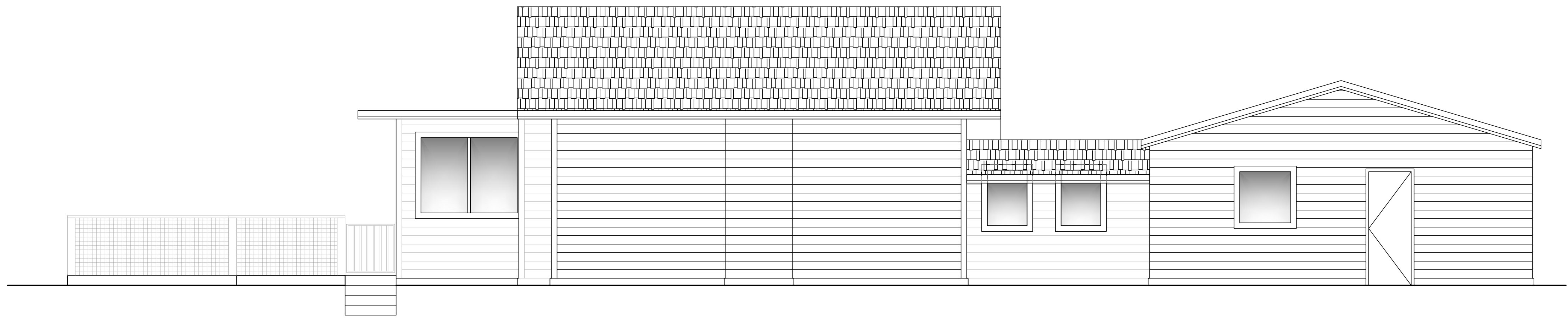
PROPOSED
FLOOR PLAN
(ADU)

SCALE:	AS NOTED
DATE:	09-22-2022
REVISIONS	DATE
PLANNING P.C. REV 1	03-10-2022
PLANNING P.C. REV 2	04-20-2022
PLANNING P.C. REV 3	06-22-2022
PLANNING P.C. REV 4	09-22-2022

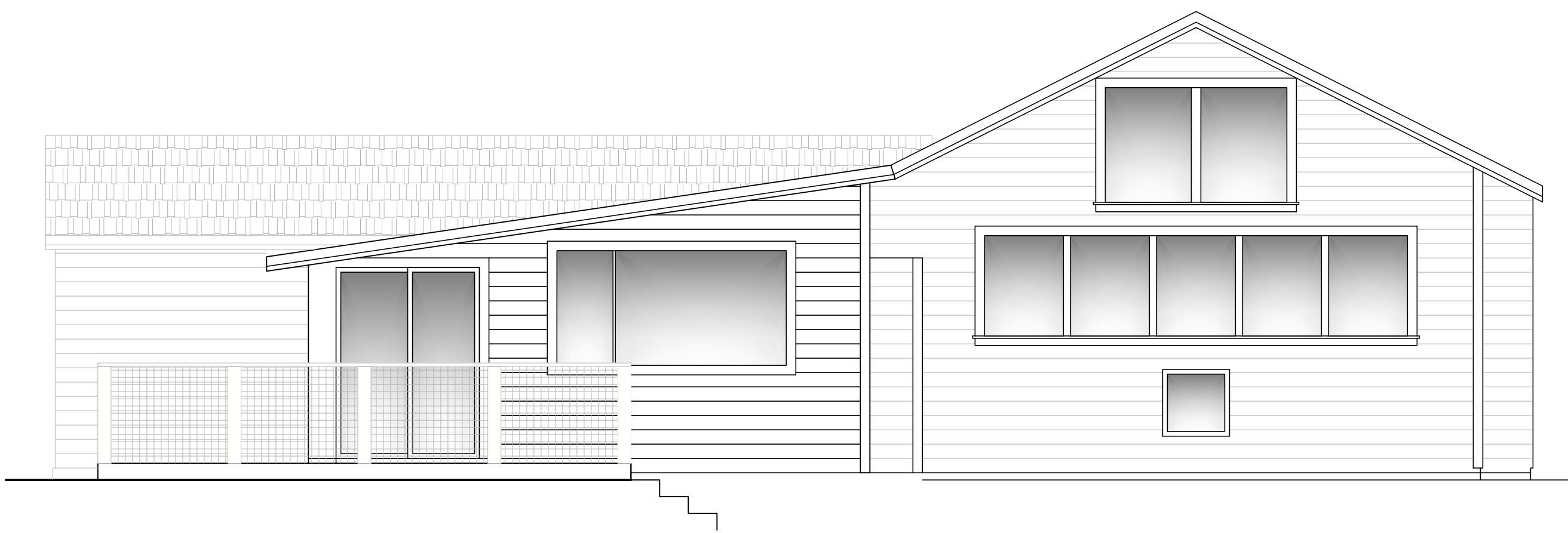
PROJECT NO. 0000-000

A2.2

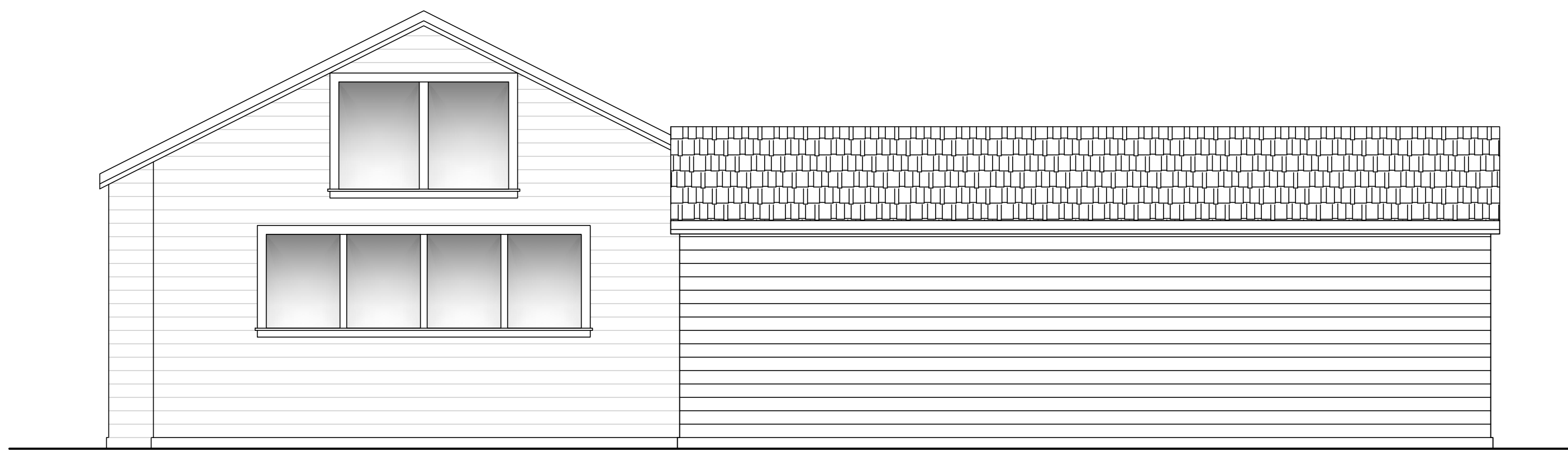
SHEET OF



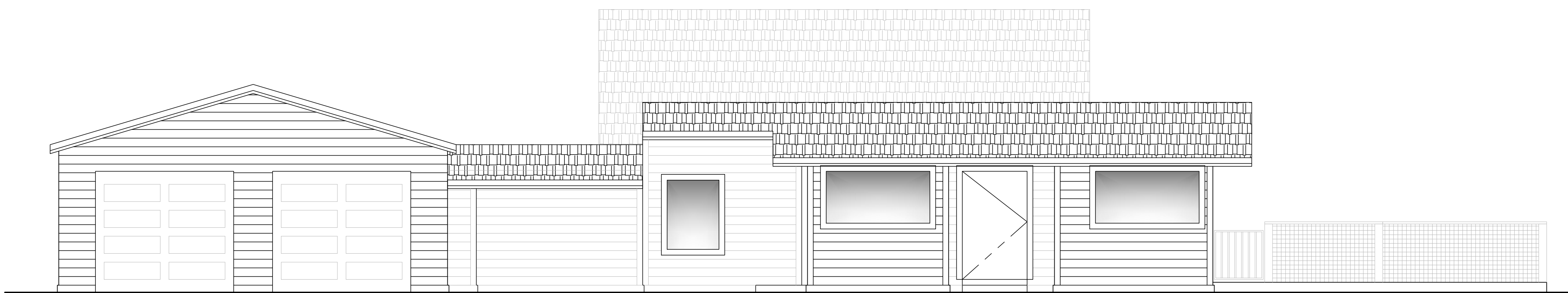
4 EXISTING EXTERIOR ELEVATION (MAIN HOUSE) - REAR VIEW
A3.0 SCALE: 1/4" = 1'-0"



2 EXISTING EXTERIOR ELEVATION (MAIN HOUSE) - RIGHT VIEW
A3.0 SCALE: 1/4" = 1'-0"



3 EXISTING EXTERIOR ELEVATION (MAIN HOUSE) - LEFT VIEW
A3.0 SCALE: 1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION (MAIN HOUSE) - FRONT VIEW
A3.0 SCALE: 1/4" = 1'-0"

WEISS-ISHAH - ADDITION & ADU
201 Castle Hill Ranch Rd., Walnut Creek

EXISTING EXT.
ELEVATIONS
(MAIN HOUSE)

SCALE: AS NOTED
DATE: 09-22-2022

REVISIONS	DATE
PLANNING P.C. REV 1	03-10-2022
PLANNING P.C. REV 2	04-20-2022
PLANNING P.C. REV 3	06-22-2022
PLANNING P.C. REV 4	09-22-2022

PROJECT NO. 0000-000

A3.0

SHEET OF

WEISS-ISHAI - ADDITION & ADU
 201 Castle Hill Ranch Rd., Walnut Creek

PROPOSED EXT. ELEVATIONS (MAIN HOUSE)

EXTERIOR FINISHES

ROOF:
 COMPOSITION SHINGLE
 COLOR: TO MATCH EXISTING

SIDING:
 HARDIE PLANK LAP SIDING
 COLOR: TBD
 FINISH: SMOOTH

WINDOWS:
 MILGARD - TUSCANY SERIES
 WINDOWS
 COLOR: CLASSIC BROWN

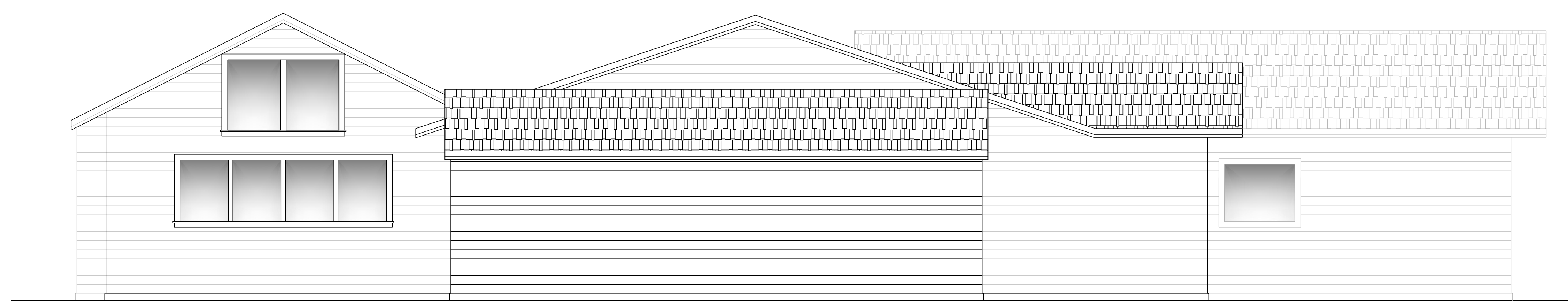
SCALE: AS NOTED
 DATE: 09-22-2022

REVISIONS	DATE
PLANNING P.C. REV 1	03-10-2022
PLANNING P.C. REV 2	04-20-2022
PLANNING P.C. REV 3	06-22-2022
PLANNING P.C. REV 4	09-22-2022

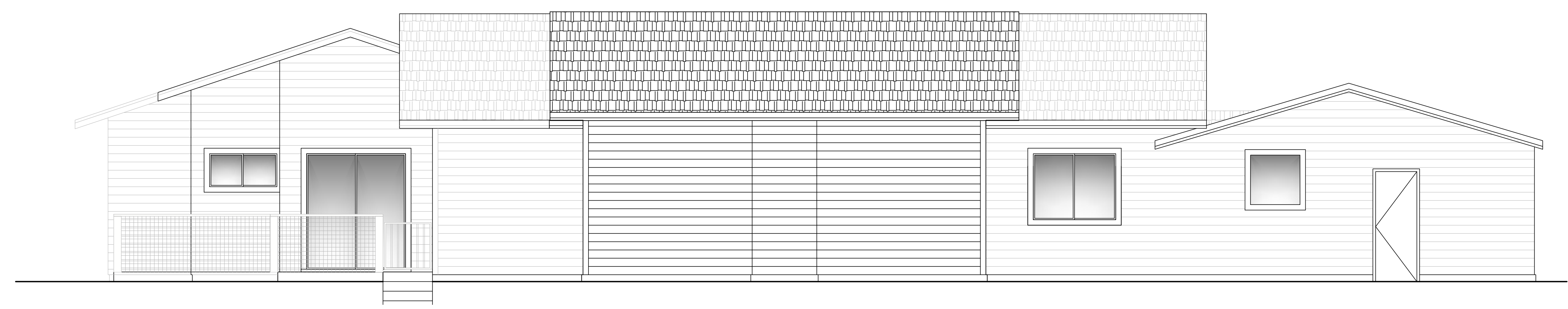
PROJECT NO. 0000-000

A3.1

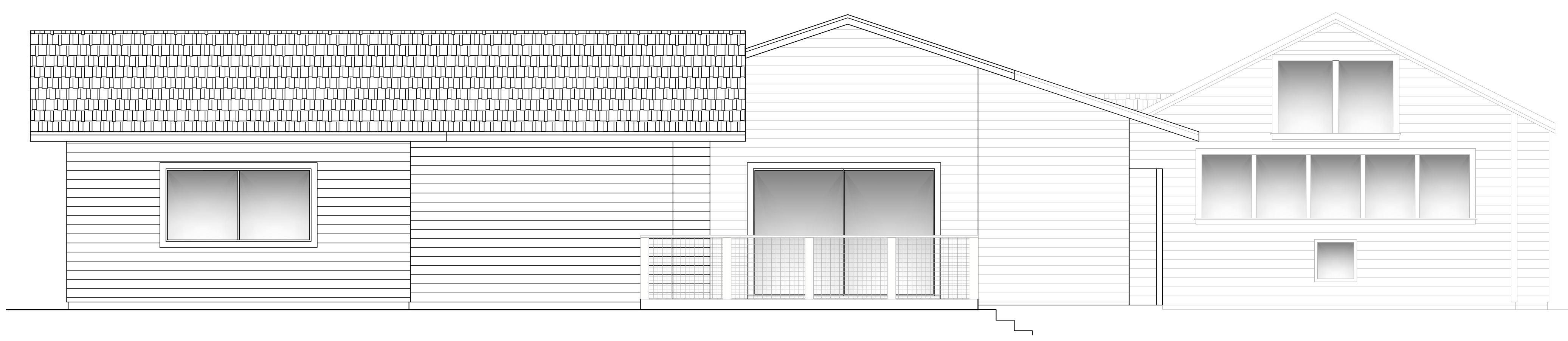
SHEET OF



4 PROPOSED EXTERIOR ELEVATION (MAIN HOUSE) - LEFT VIEW
 A3.1 SCALE: 1/4" = 1'-0"



3 PROPOSED EXTERIOR ELEVATION (MAIN HOUSE) - REAR VIEW
 A3.1 SCALE: 1/4" = 1'-0"

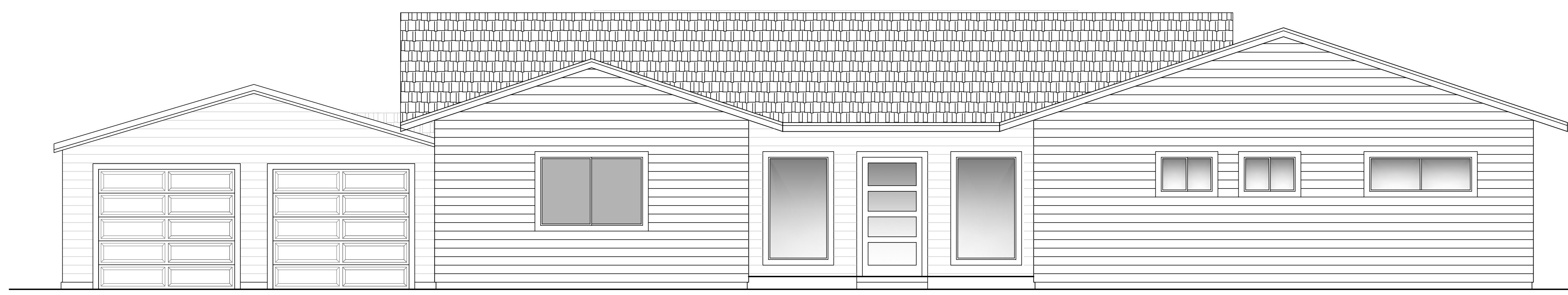


2 PROPOSED EXTERIOR ELEVATION (MAIN HOUSE) - RIGHT VIEW
 A3.1 SCALE: 1/4" = 1'-0"

TOP OF RIDGE
 EL. +16'-3"

CLG.
 EL. +9'-0"

FLOOR
 EL. +0'-0"



1 PROPOSED EXTERIOR ELEVATION (MAIN HOUSE) - FRONT VIEW
 A3.1 SCALE: 1/4" = 1'-0"

WEISS-ISHAI - ADDITION & ADU
 201 Castle Hill Ranch Rd., Walnut Creek

PROPOSED EXT. ELEVATIONS (ADU)

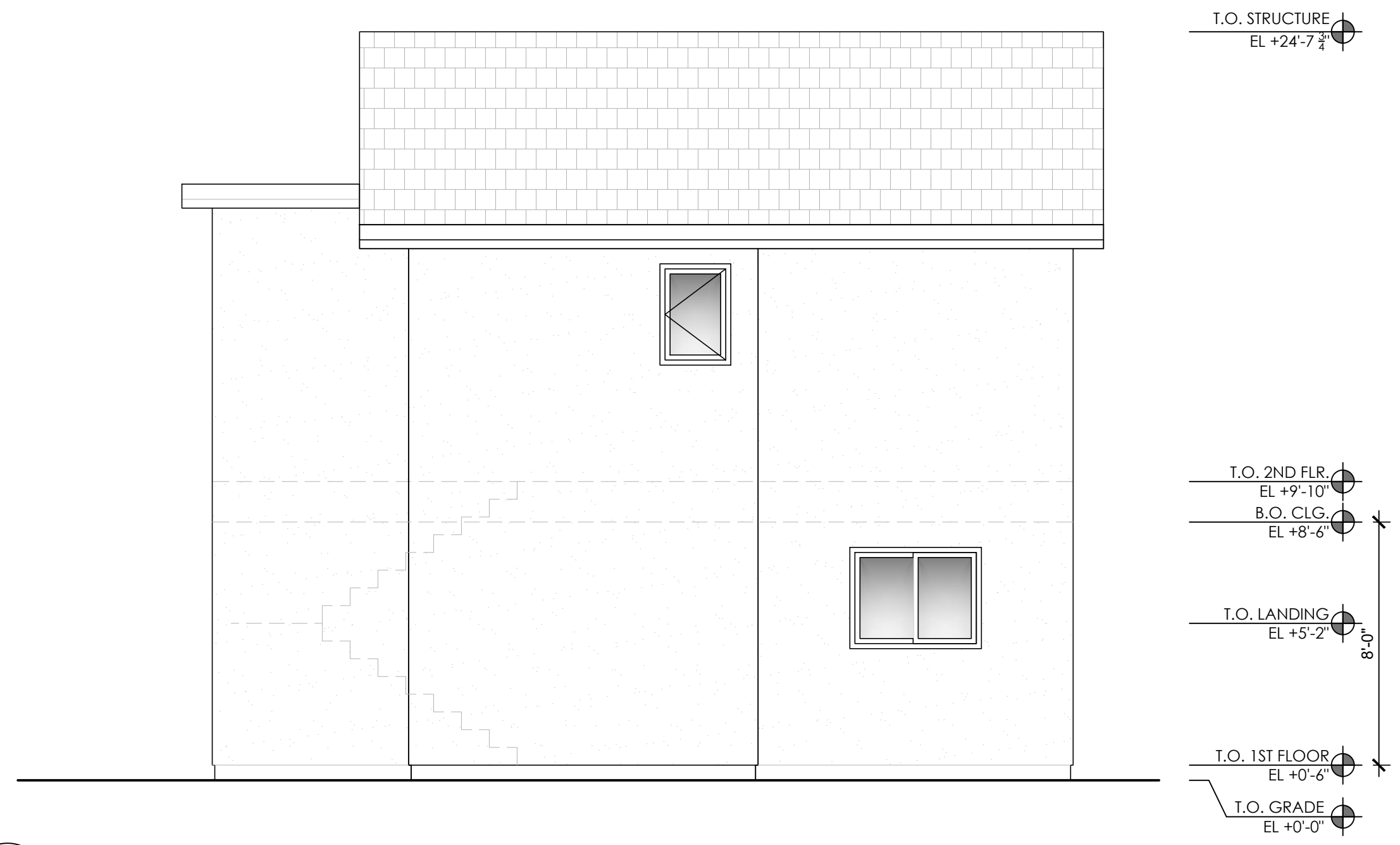
SCALE: AS NOTED
 DATE: 09-22-2022

REVISIONS	DATE
PLANNING P.C. REV 1	03-10-2022
PLANNING P.C. REV 2	04-20-2022
PLANNING P.C. REV 3	06-22-2022
PLANNING P.C. REV 4	09-22-2022

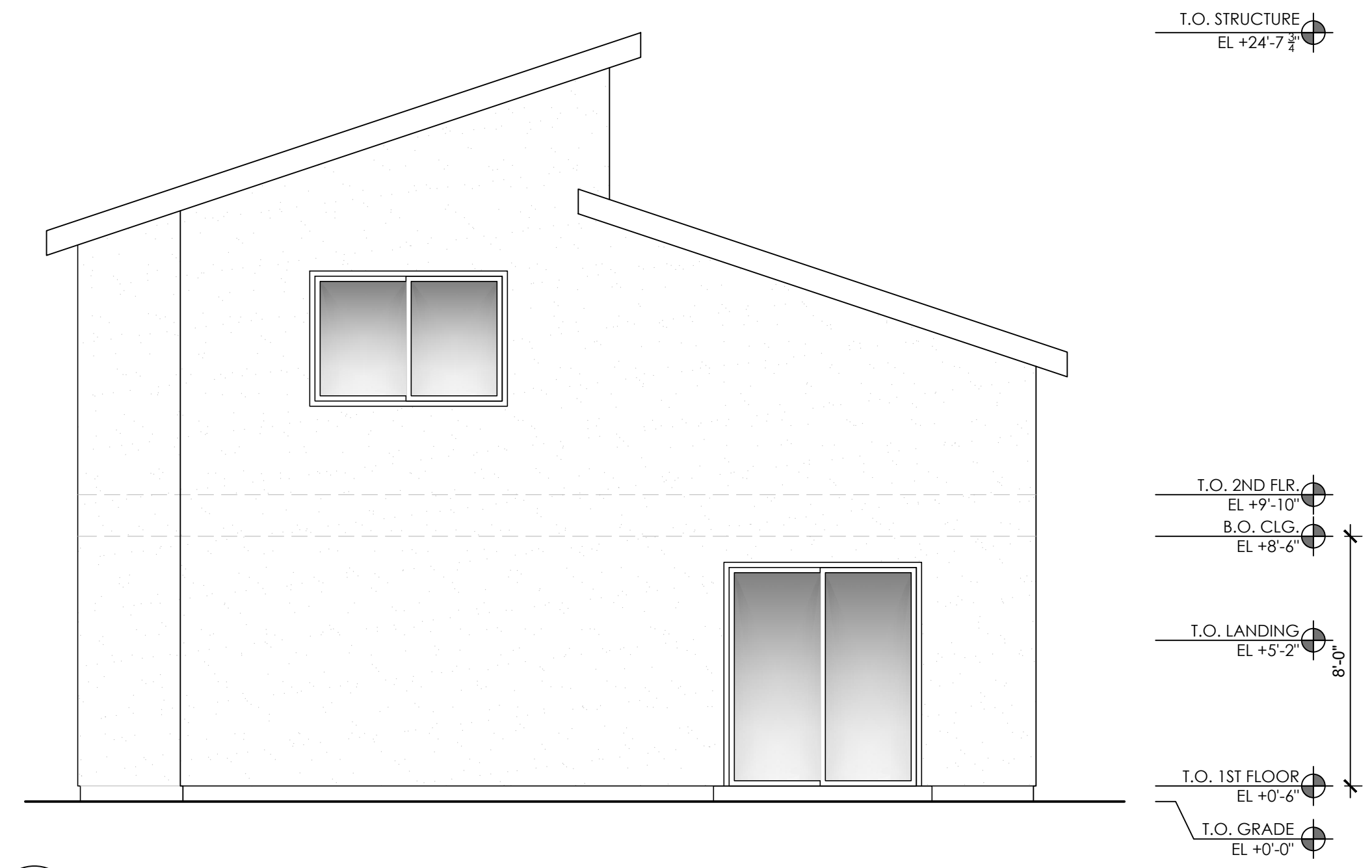
PROJECT NO. 0000-000

A3.2

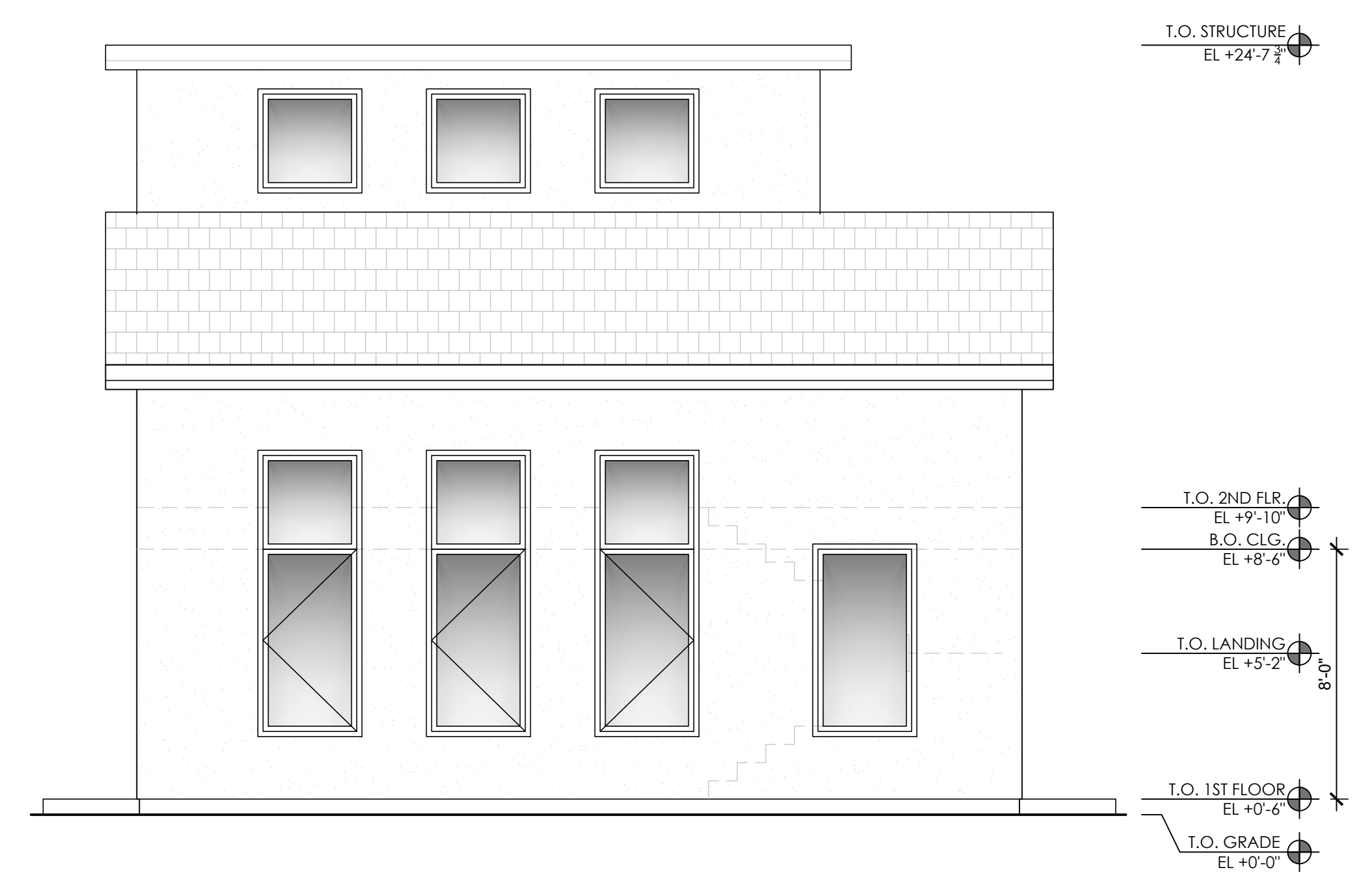
SHEET OF



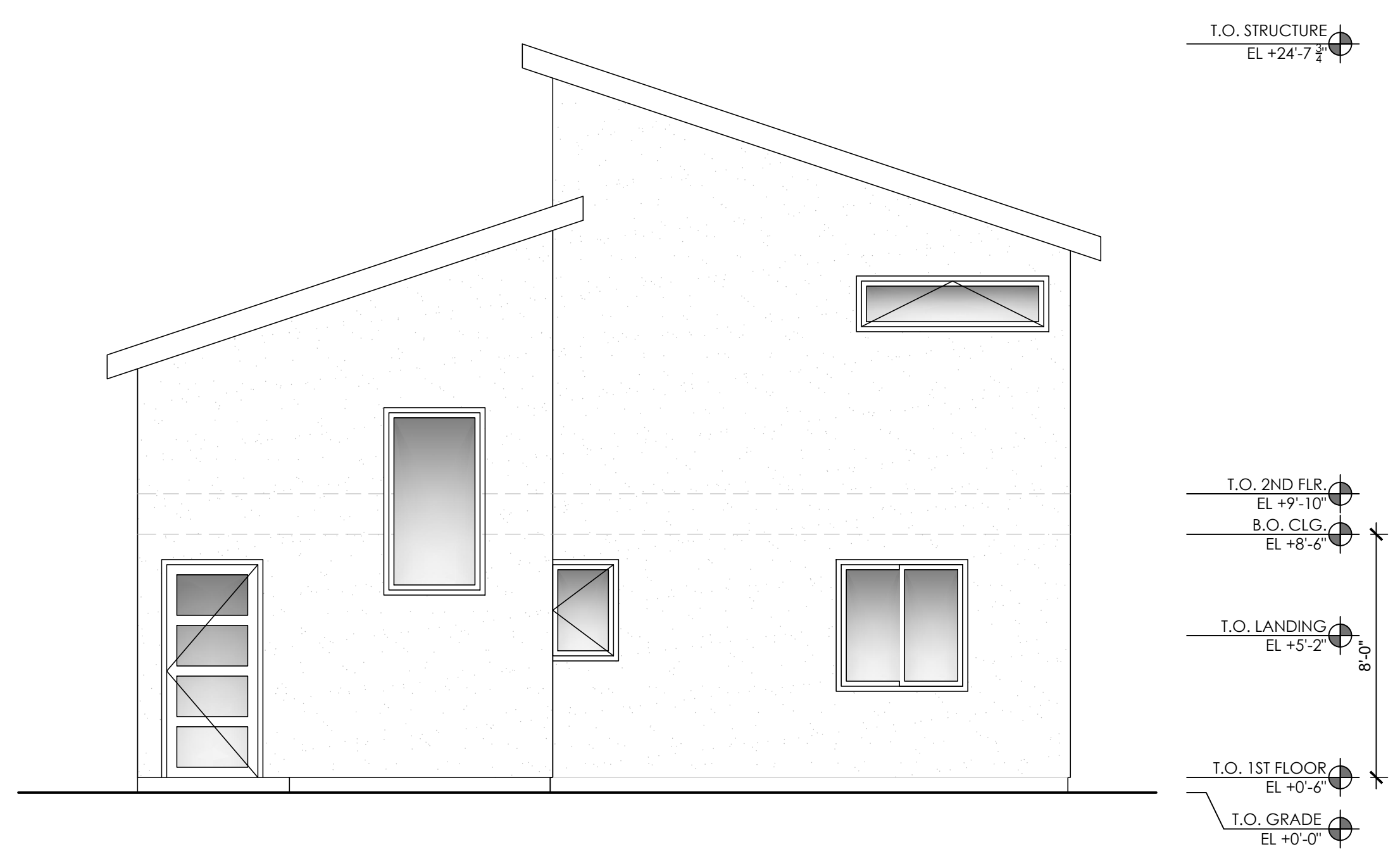
4 PROPOSED EXTERIOR ELEVATION (ADU) - RIGHT VIEW
 A3.2 SCALE: 1/4" = 1'-0"



3 PROPOSED EXTERIOR ELEVATION (ADU) - REAR VIEW
 A3.2 SCALE: 1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION (ADU) - LEFT VIEW
 A3.2 SCALE: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION (ADU) - FRONT VIEW
 A3.2 SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

ROOF:
 BRAVA - COMPOSITION SHINGLE
 COLOR: BLACK-BROWN BLEND

PLASTER:
 MERLEX STUCCO
 COLOR: IVORY POWDER - P124
 FINISH: SEMI-SMOOTH

WINDOWS:
 MILGARD - TUSCANY SERIES
 WINDOWS
 COLOR: CLASSIC BROWN

ABBREVIATIONS			
DESCRIPTION		DESCRIPTION	
AB	AGGREGATE BASE	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFL	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BW	BOTTOM OF WALL	PB	PULL BOX
C&G	CURB AND GUTTER	PGEV	PG&E VAULT
C/L	CENTERLINE	R,P/L	PROPERTY LINE
CLS	CENTERLINE SWALE	PP	POWER POLE
CD	CHANNEL DRAIN	PPP	PLASTIC PERFORATED PIPE
CO	CLEANOUT	PSE	PUBLIC SERVICE EASEMENT
CP	CONTROL POINT	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DTL	DETAIL	SD	STORM DRAIN
ELCT	ELECTRIC	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT ELEVATION	STD	STANDARD
EUC	EUCALYPTUS TREE	SS	SANITARY SEWER
(E),EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	SW	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TF	TOP OF FOUNDATION
FL	FLOWLINE	TC	TOP OF GRADE
FNC	FENCE	TOS	TOP OF SLAB
FOC	FACE OF CURB	TP	TOP OF PAVEMENT
GB	GRADE BREAK	TW	TOP OF WALL
GUY	GUY WIRE	(TYP)	TYPICAL
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
DIP	DUCTILE IRON PIPE	WL	WHITE LINE STRIPE
INV	INVERT	WLK	WALKWAY
JP	JOINT POLE	WM	WATER METER
JB	JUNCTION BOX (UTILITY)	WV	WATER VALVE

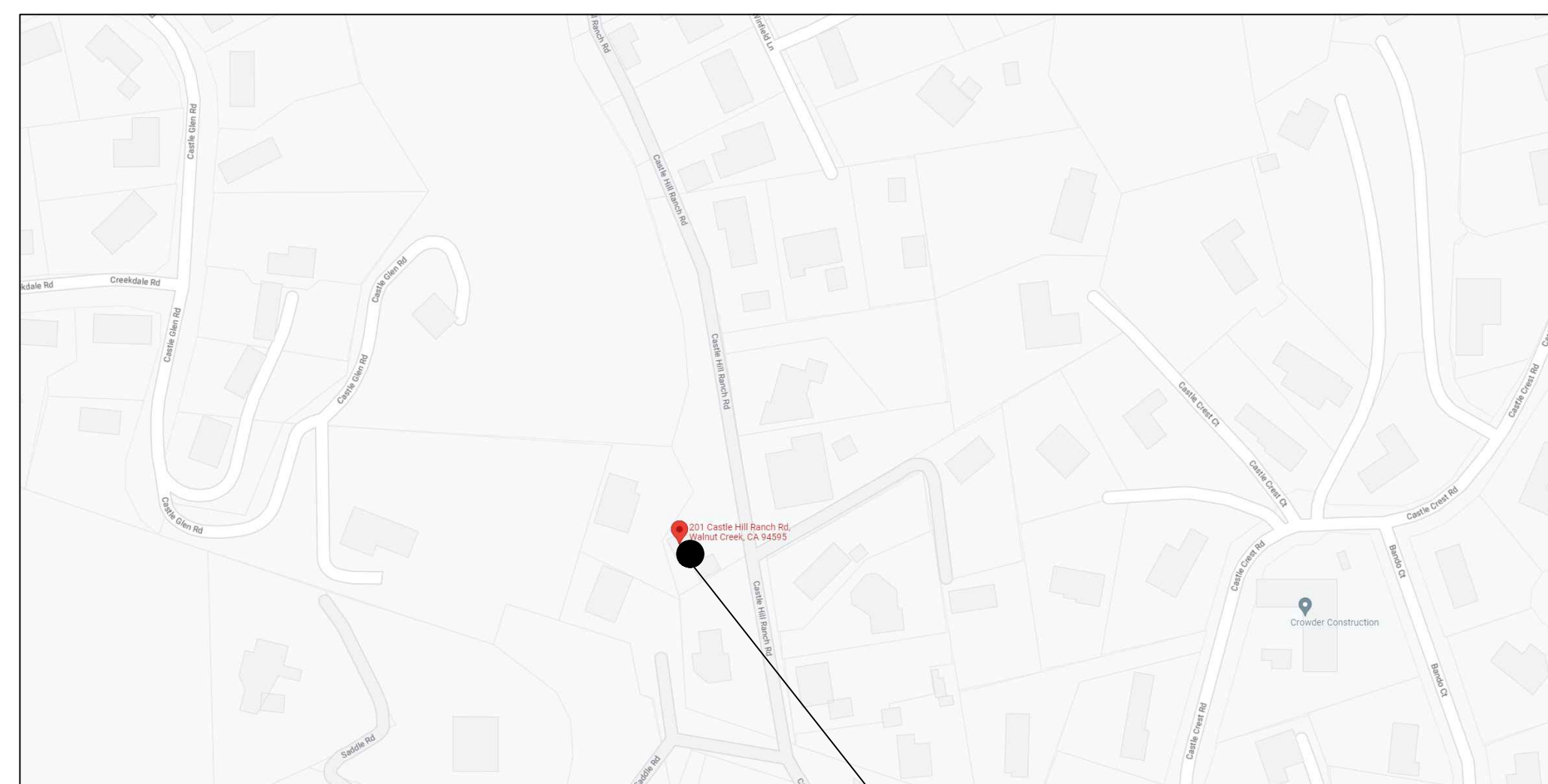
GRADING AND DRAINAGE PLANS

NEW SINGLE FAMILY HOME

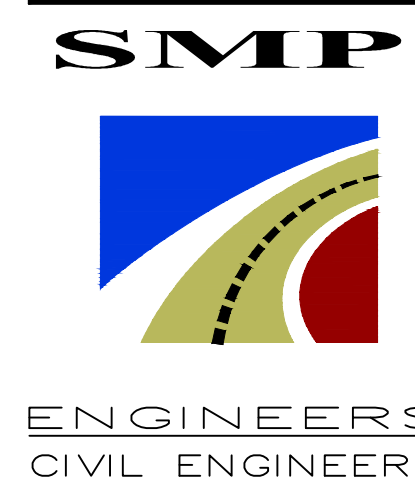
201 CASTLE HILL RANCH RD. WALNUT CREEK, CA 94595

APN: 188-150-010-0

RECEIVED on 08/22/2023 **REVISÉ**
 By Contra Costa County **CDTP22-00045**
 Department of Conservation and Development **CDSU22-00020**



LOCATION MAP
N.T.S.



1534 CAROB LANE
 LOS ALTOS, CA 94024
 TEL: (650) 941-8055
 FAX: (650) 941-8755

OWNER/APPLICANT:

COPYRIGHT © 2023
 SMP ENGINEERS
 CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
ADDITION TO SINGLE FAMILY HOUSE AND NEW ADU
201 CASTLE HILL RANCH RD. WALNUT CREEK, CA 94595
APN: 188-150-010-0
COVER SHEET

Revisions:



Saeid Razavi

Date: 1/17/2023

Scale: NTS

Prepared by: S.P.

Checked by: S.R.

Job #: 223003

Sheet:

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
— F —	— F —	FILL AREA LIMIT
— C —	— C —	CUT AREA LIMIT
~ 102 ~	~ 102 ~	CONTOUR
— W —	— W —	WATER LINE
— SD —	— SD —	STORM DRAIN PIPE (SOLID)
— SS —	— SS —	SANITARY SEWER PIPE
— SUB —	— SUB —	SUBDRAIN PIPE (PERFORATED)
— OH e,T,TV —	— OH e,T,TV —	OVERHEAD UTILITIES WITH POLE
— G —	— G —	GAS LINE
— E —	— E —	ELECTRIC LINE (UNDERGROUND)
— JT —	— JT —	JOINT TRENCH
☒ SLV	☒ SLV	STREET LIGHT VAULT
○ SSCO	● SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
⚡	⚡	ELECTROLIER
☒ WM	☒ WM	WATER METER
⊙	⊙	TREE WITH TRUNK
— x — x —	— x — x —	6' WOODEN FENCE
x...102,23	← 102,23	SPOT ELEVATION
---	---	TREE PROTECTION FENCE
---	---	5' TALL CHAIN LINK
---	---	SWALE
→	→	DIRECTION OF FLOW IN PIPE
▣	▣	AREA DRAIN/ INLET
→	→	OVERLAND RELEASE PATH
~	~	GRADING DIRECTION
⊙	⊙	(E) TREE TO BE REMOVE
▣	▣	DOWN-SPOUT
○	○	POP-UP EMITTER

SHEET INDEX:

C-1	COVER SHEET/ NOTES
C-2	SITE PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	DETAILS
C-5	EROSION CONTROL PLAN

SURVEY MAP DISCLAIMER NOTE:

SMP ENGINEERS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHIC SURVEYING DEPICTED ON THIS PLAN SET. TOPOGRAPHIC SURVEYING MAP WAS PREPARED BY OTHERS AND FURNISHED TO SMP ENGINEERS BY THE OWNER.

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

NOTE:

EXISTING FILL UNDERLINING PROPOSED FLATWORK SUPPORTED ON-GRADE SHOULD BE REMOVED AND REPLACED AS ENGINEERED FILL IN ACCORDANCE WITH RECOMMENDATIONS TO BE PROVIDED BY THE GEOTECHNICAL ENGINEER.

GRADING AND DRAINAGE NOTES:

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- Connect roof down spouts to 6" solid pvc (4" for individual down-spouts) @ minimum 1% slope and min. 6" ground cover. Connect pipes to on-site inlets. See architectural plans for roof downspout locations.
- On site storm drain lines shall consist of solid PVC-SCH 40 minimum or better. Use PVC SCH80 for pipes running under driveway.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

EARTHWORK TABLE

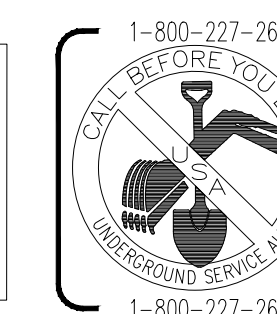
	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
HOUSE/ ADU	0	128		
TOTAL BUILDING	0	128		
SITE	5	0		
TOTAL SITE	5	0		
TOTAL PROJECT	5	128	0	123

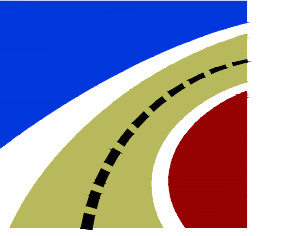
NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



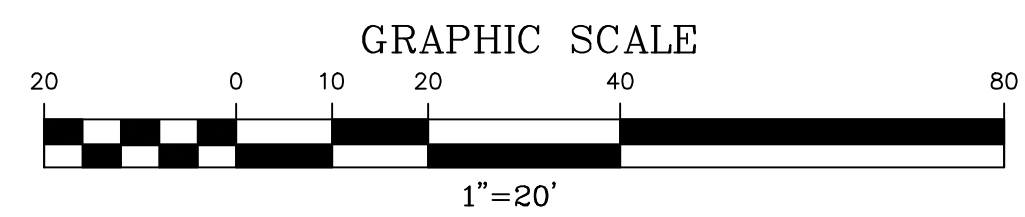
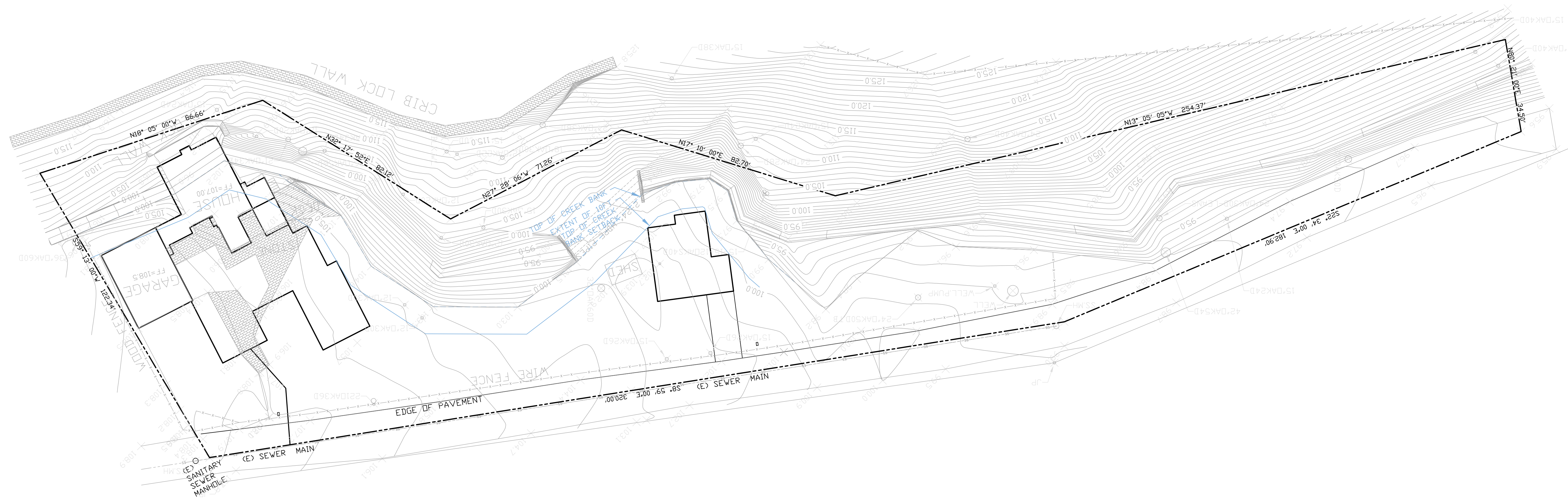


OWNER/APPLICANT:

COPYRIGHT © 2023
SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
ADDITION TO SINGLE FAMILY HOUSE AND NEW ADU
201 CASTLE HILL RANCH RD, WALNUT CREEK, CA 94595
APN: 188-150-010-0

SITE PLAN



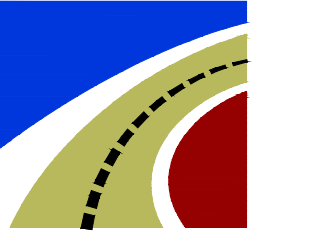
Revisions:



Saeid Razavi

Date: 1/17/2023
Scale: 1"=20'
Prepared by: S.P.
Checked by: S.R.
Job #: 223003

Sheet: 2 OF 5
C-2



OWNER/APPLICANT:

COPYRIGHT © 2023
SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
ADDITION TO SINGLE FAMILY HOUSE AND NEW ADU
201 CASTLE HILL RANCH RD, WALNUT CREEK, CA 94595
APN: 188-150-010-0

GRADING AND DRAINAGE PLAN

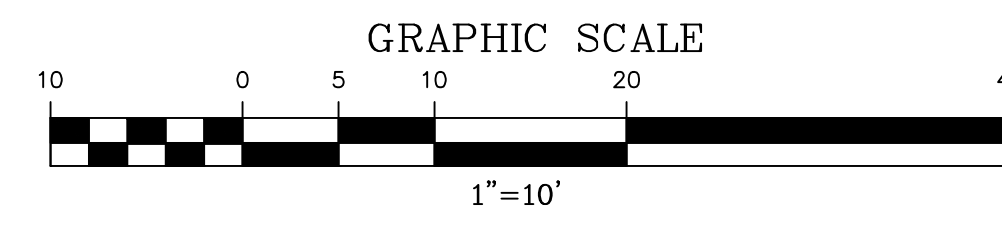
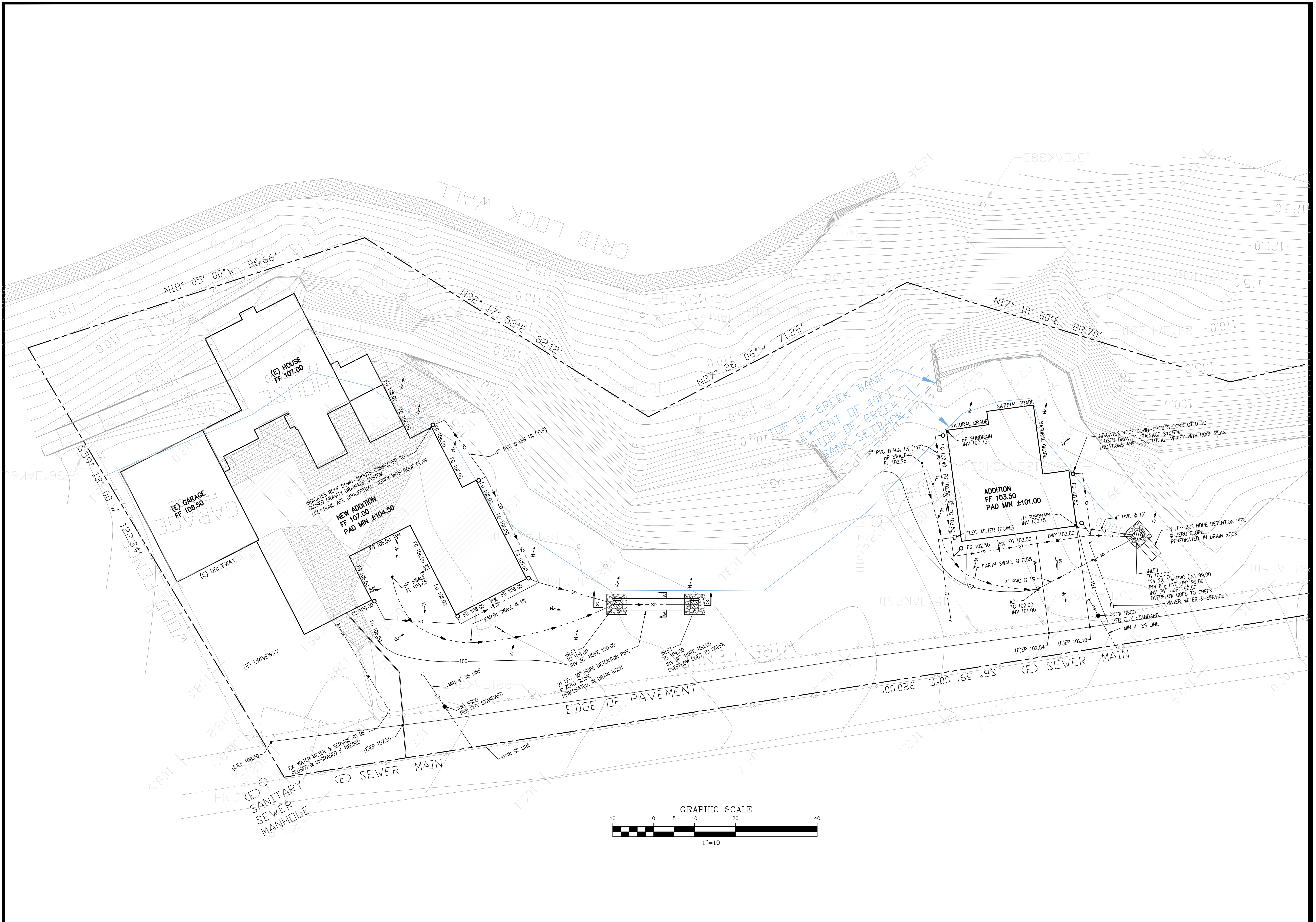
Revisions:

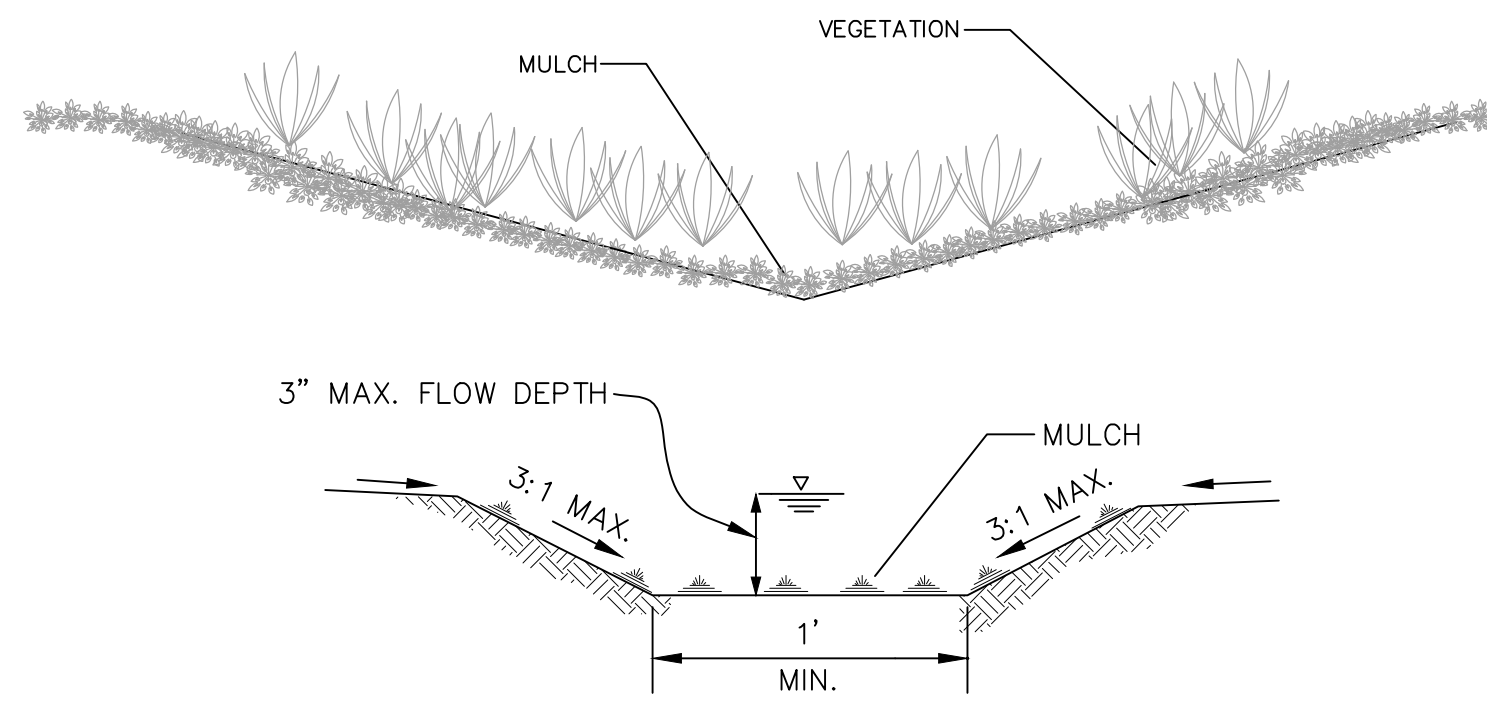


Saeid Razavi

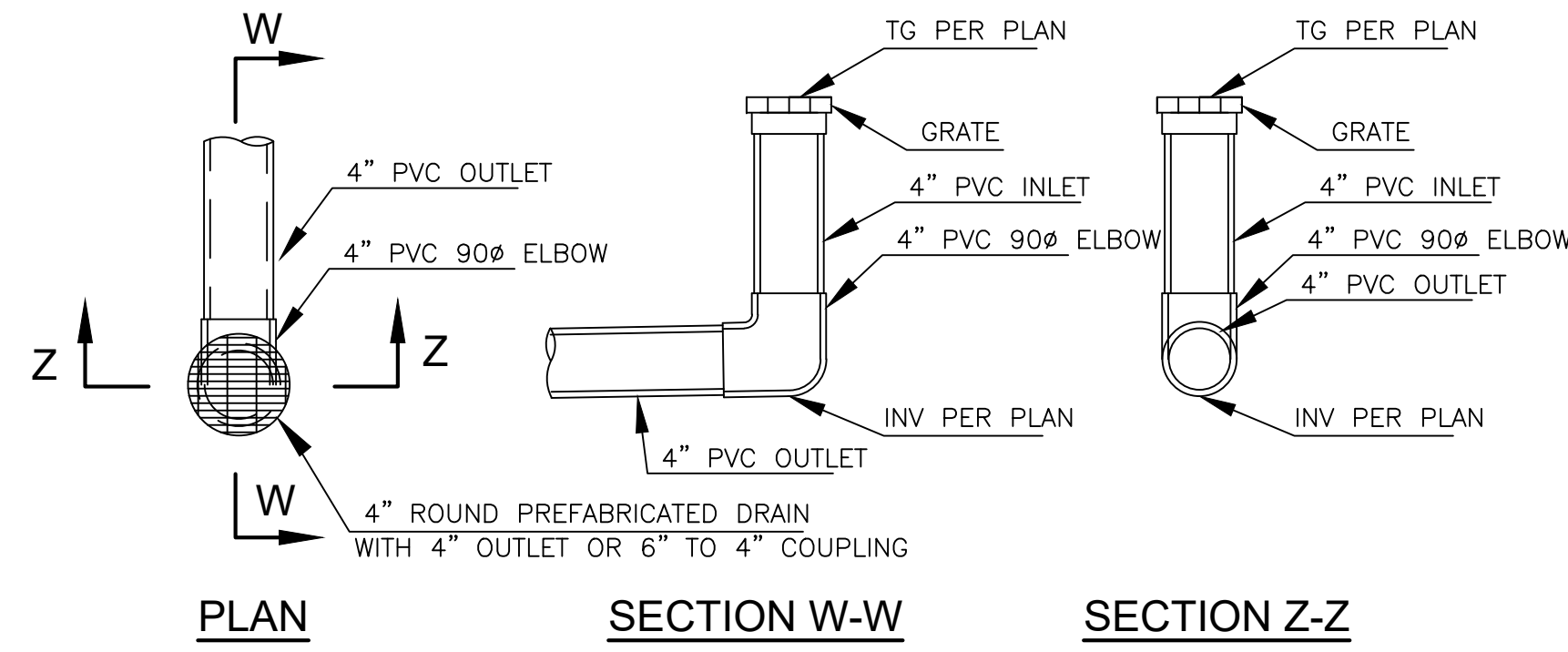
Date: 1/17/2023
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 223003

Sheet: 3 OF 5
C-3

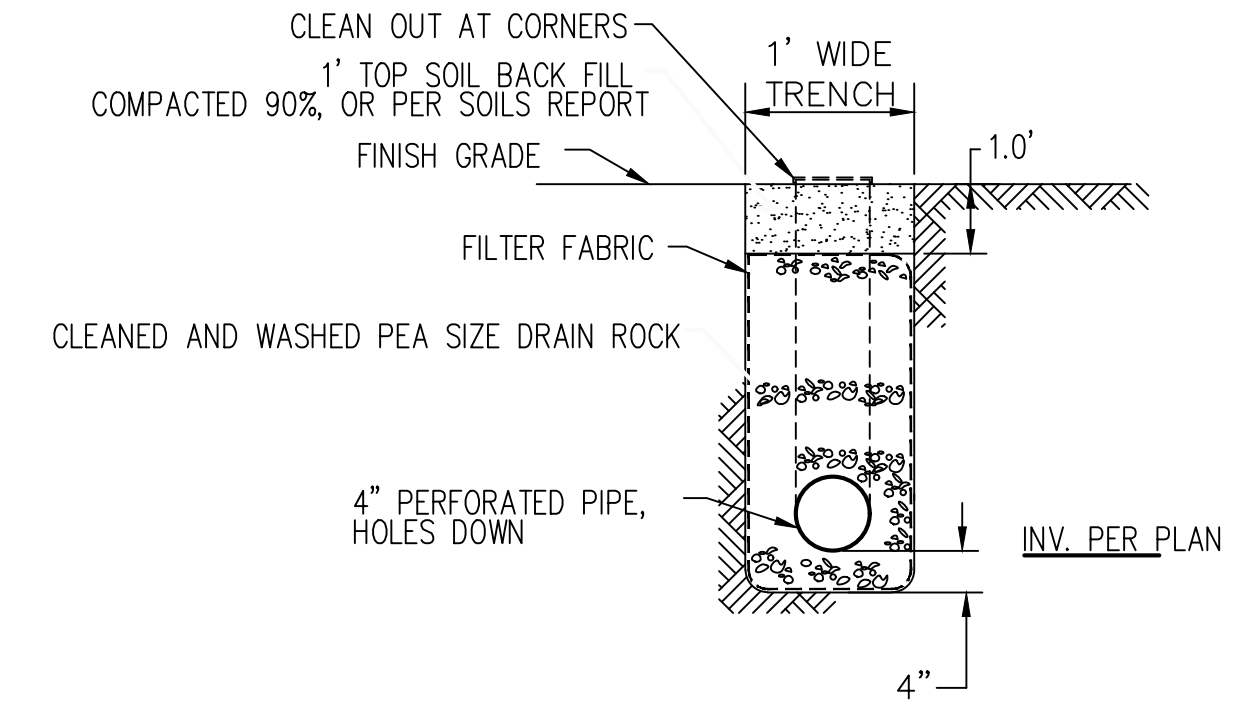




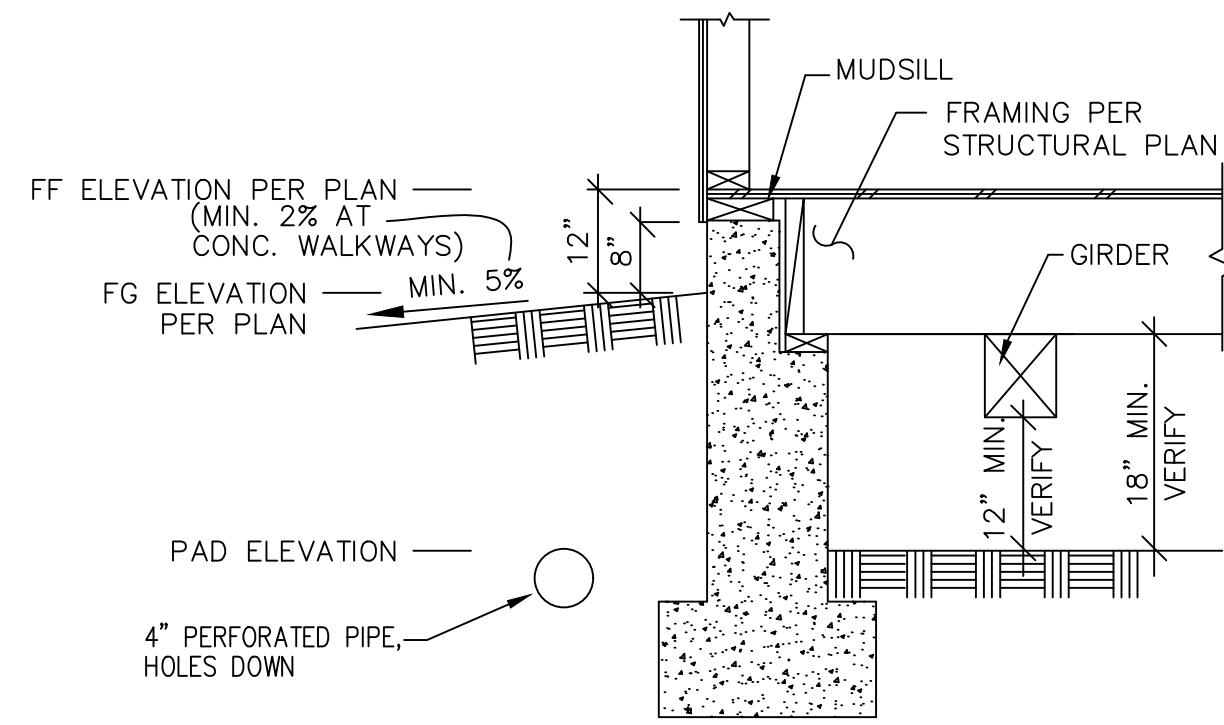
EARTH SWALE DETAIL
N.T.S.



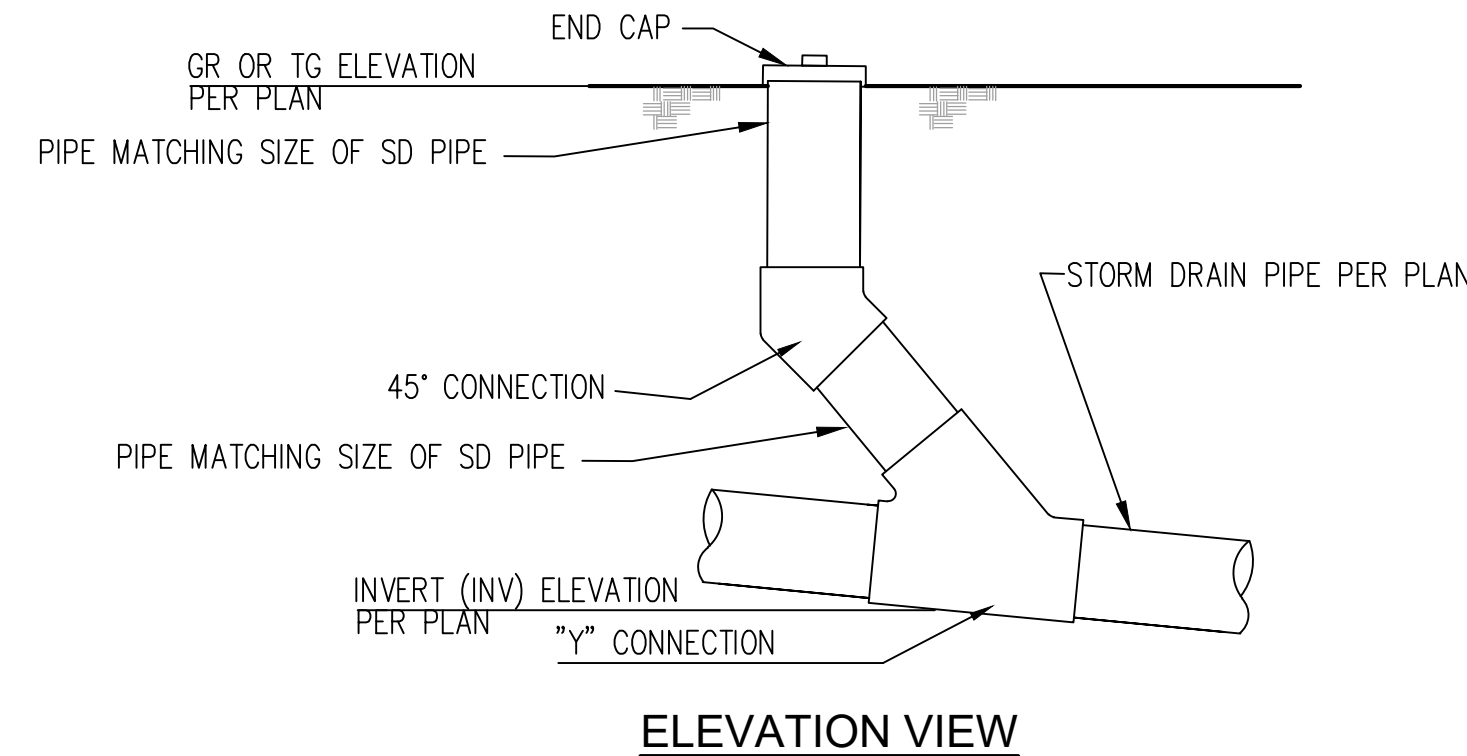
STORM DRAIN AREA DRAIN
N.T.S.



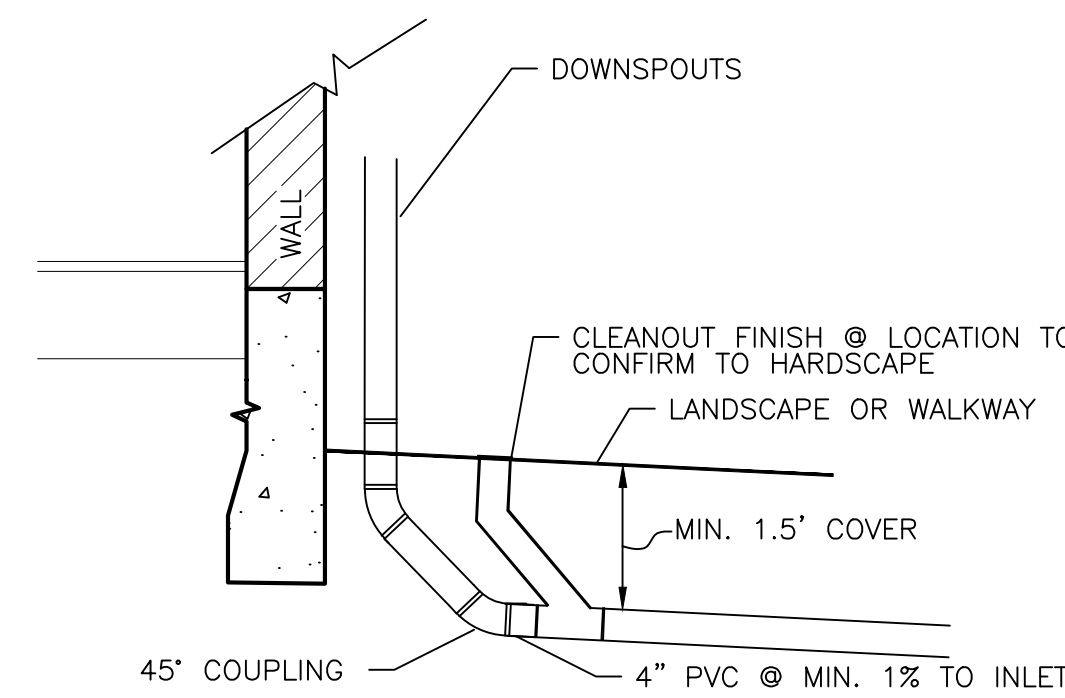
SUBDRAIN TRENCH DETAIL
ELEVATION VIEW- N.T.S.



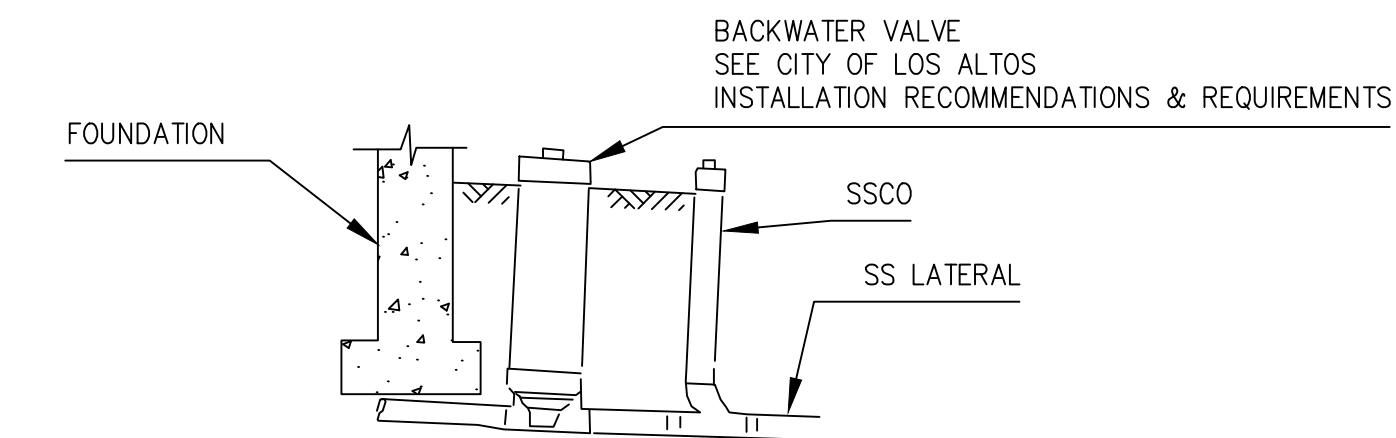
DROPPED FOUNDATION CONCEPTUAL DETAIL



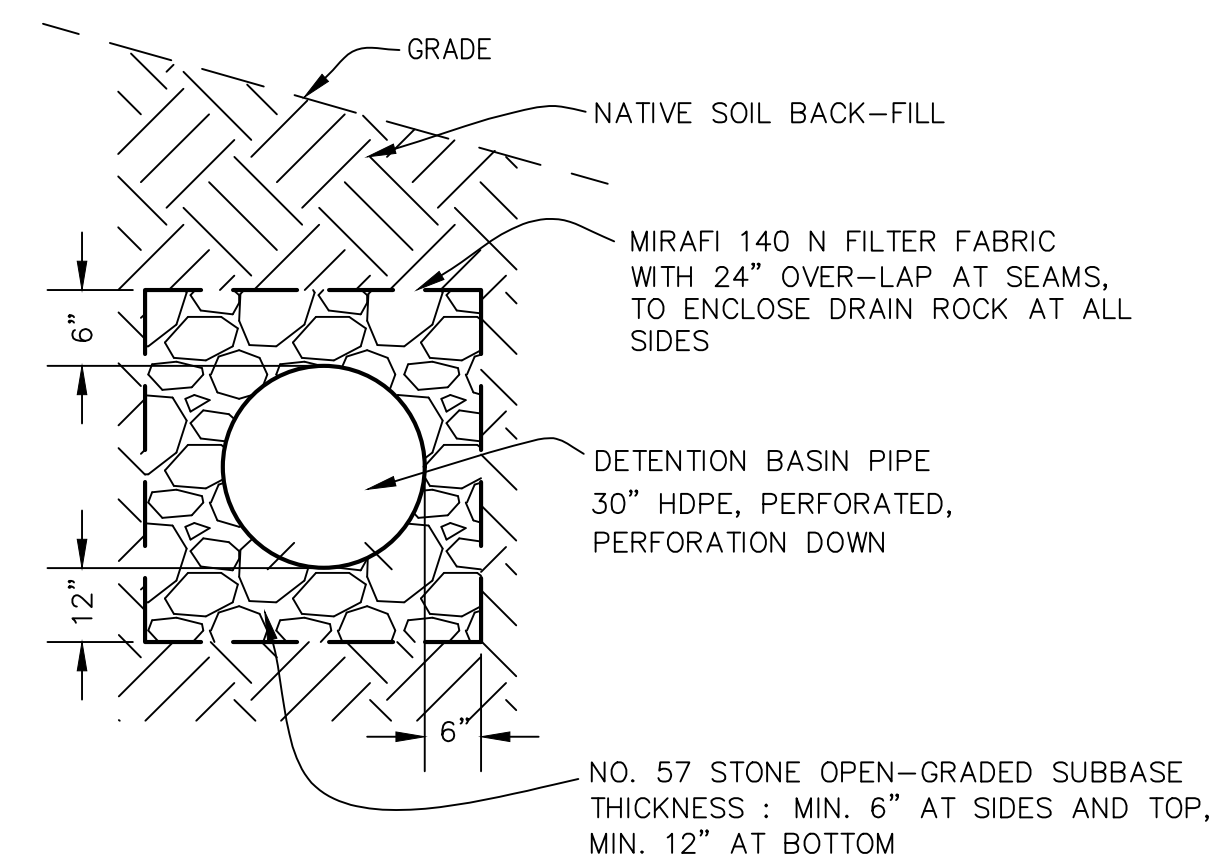
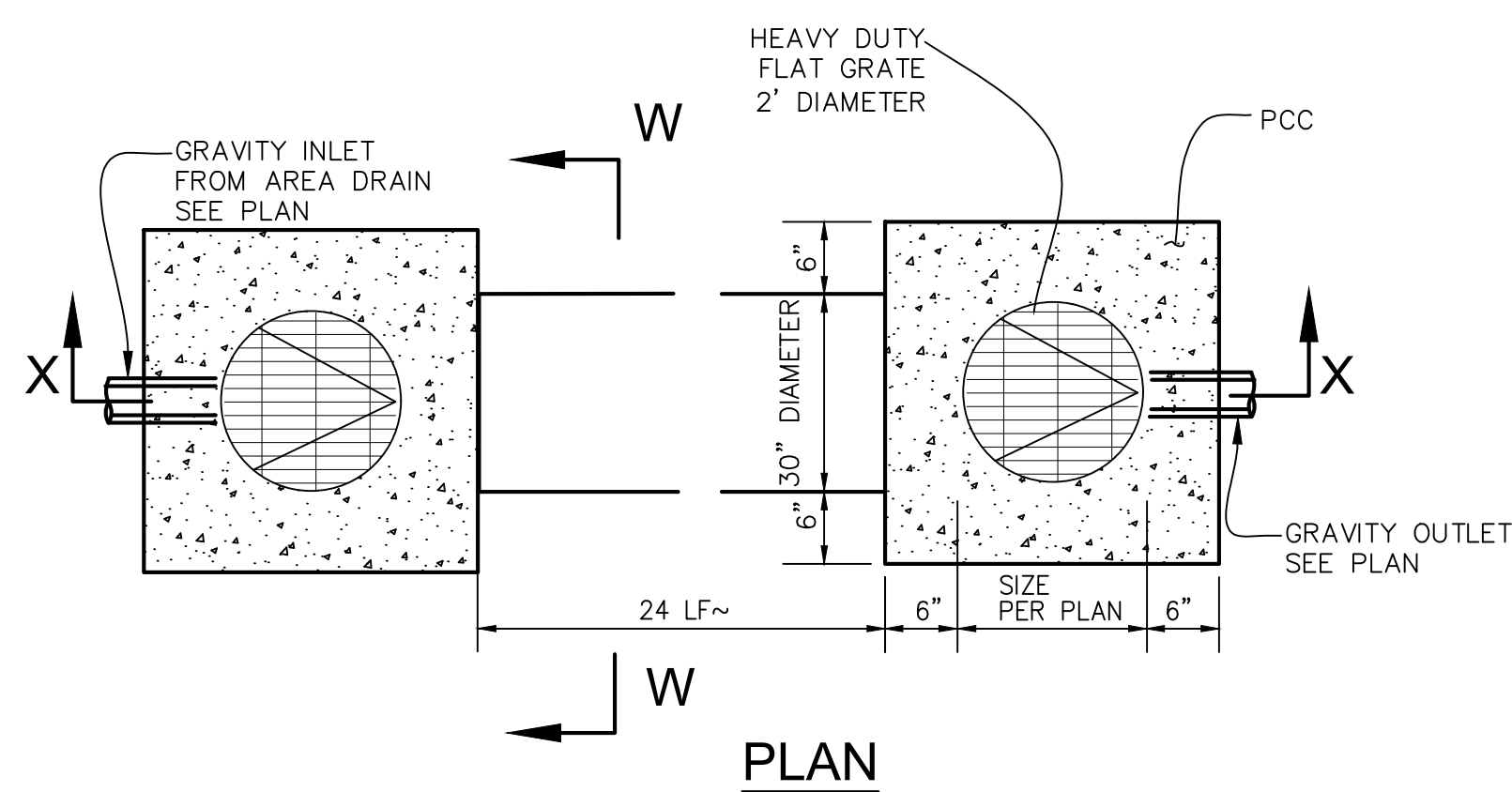
STORM DRAIN CLEANOUT DETAIL
N.T.S.



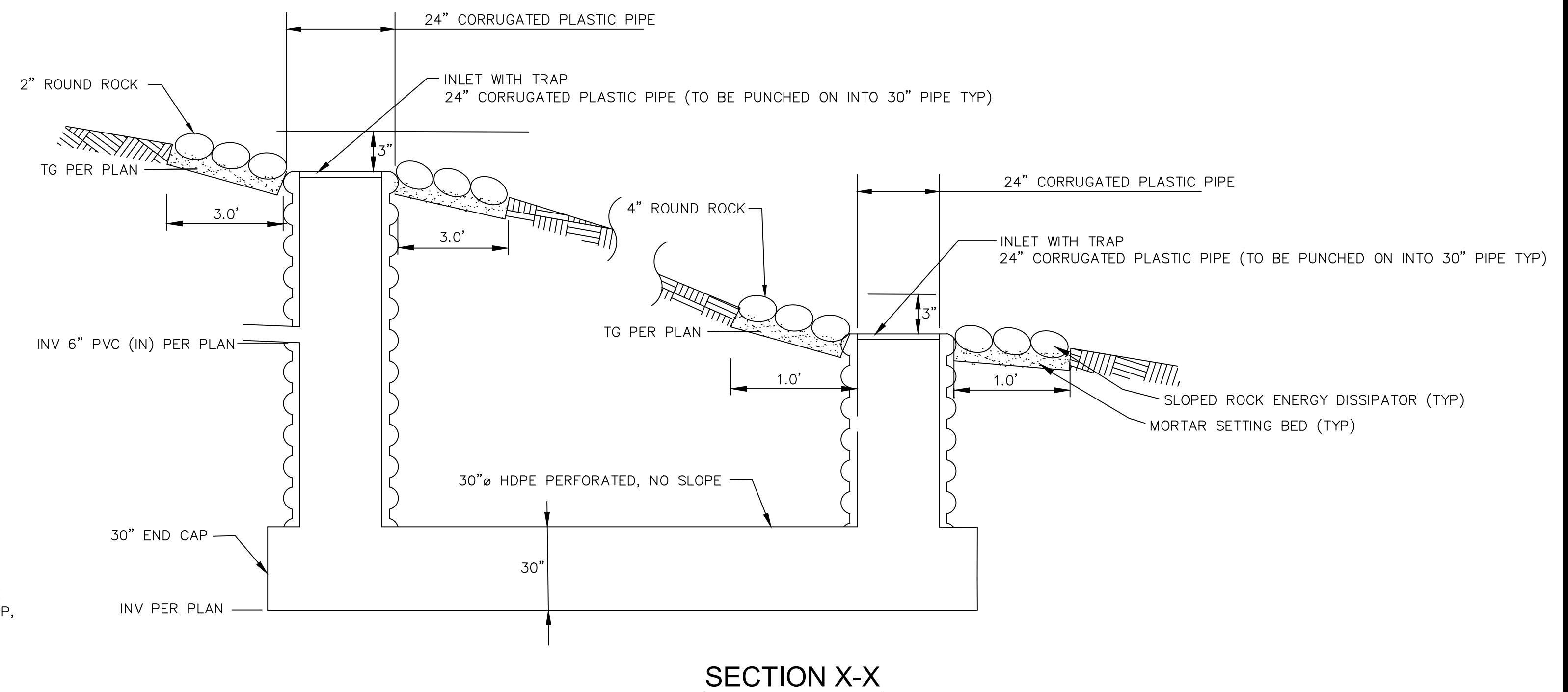
ROOF DOWN-SPOUT CONNECTION
N.T.S.



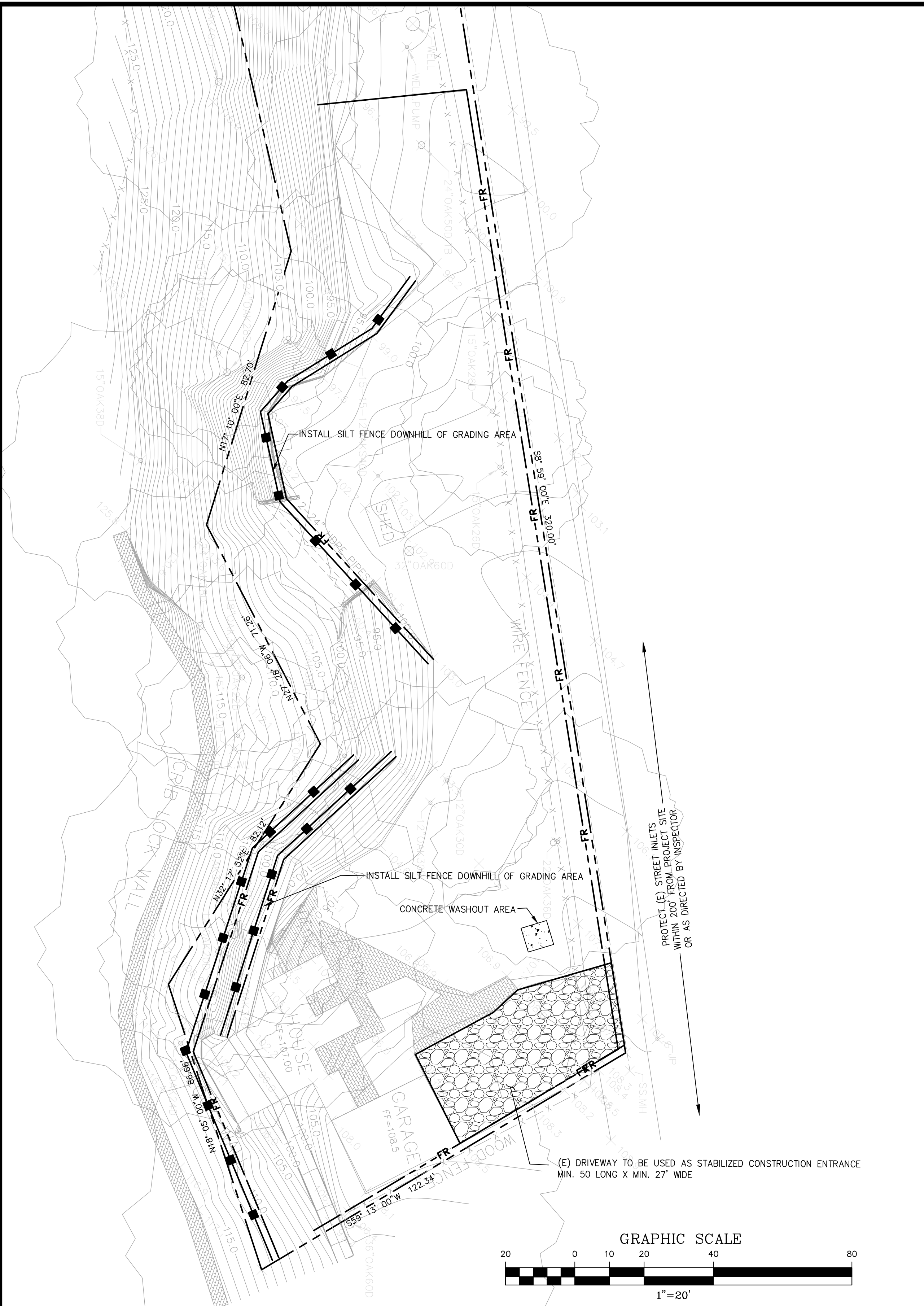
SANITARY SEWER BACKFLOW PREVENTOR DETAIL
N.T.S.



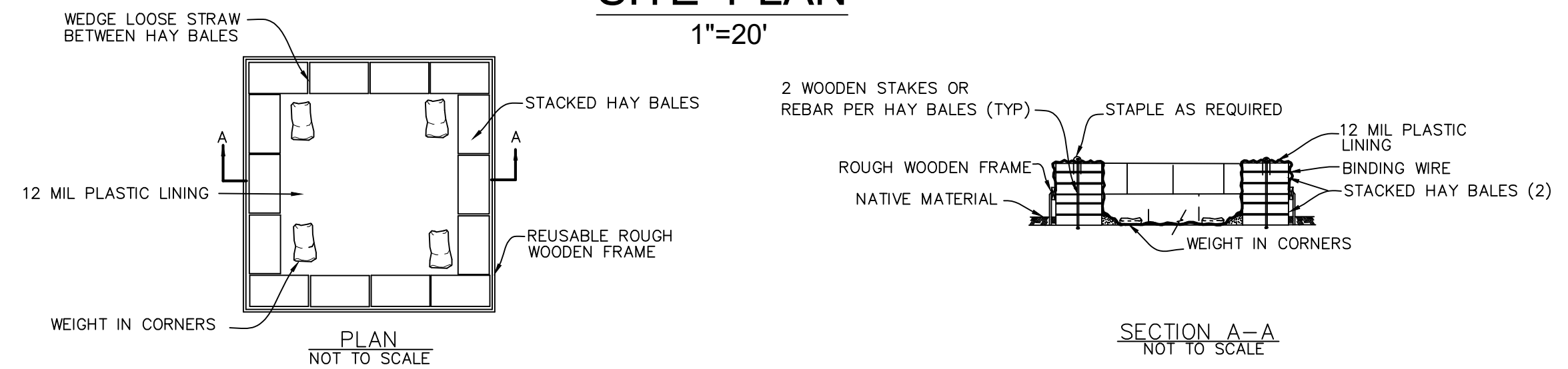
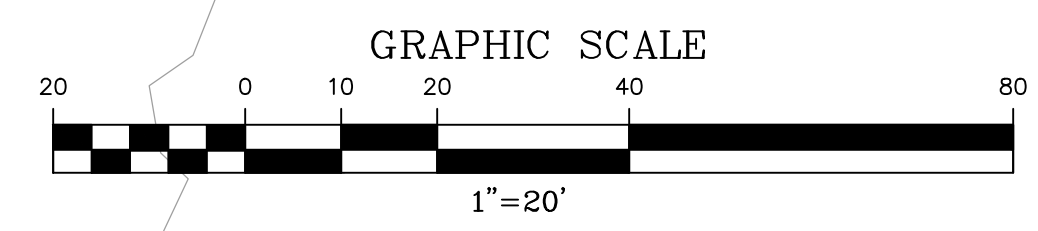
STORM DRAIN INLET & DETENTION BASIN



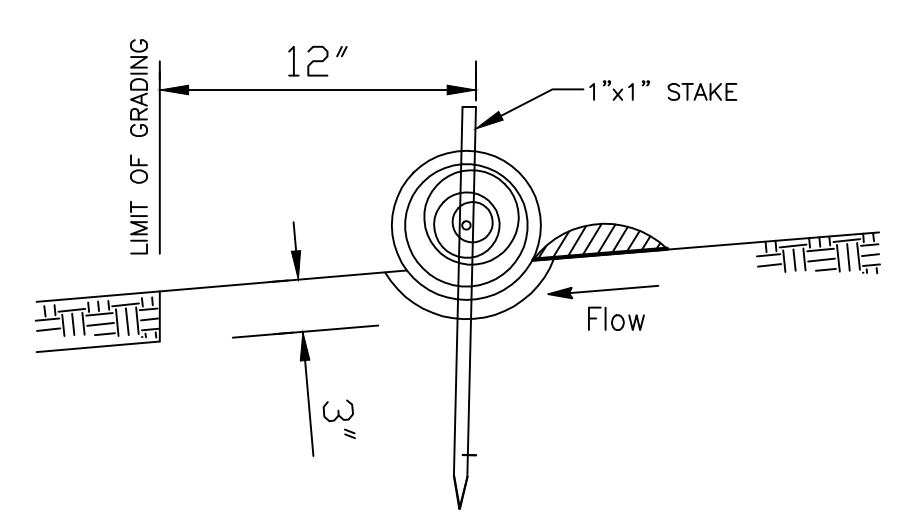
N.T.S.



SITE PLAN
1"=20'

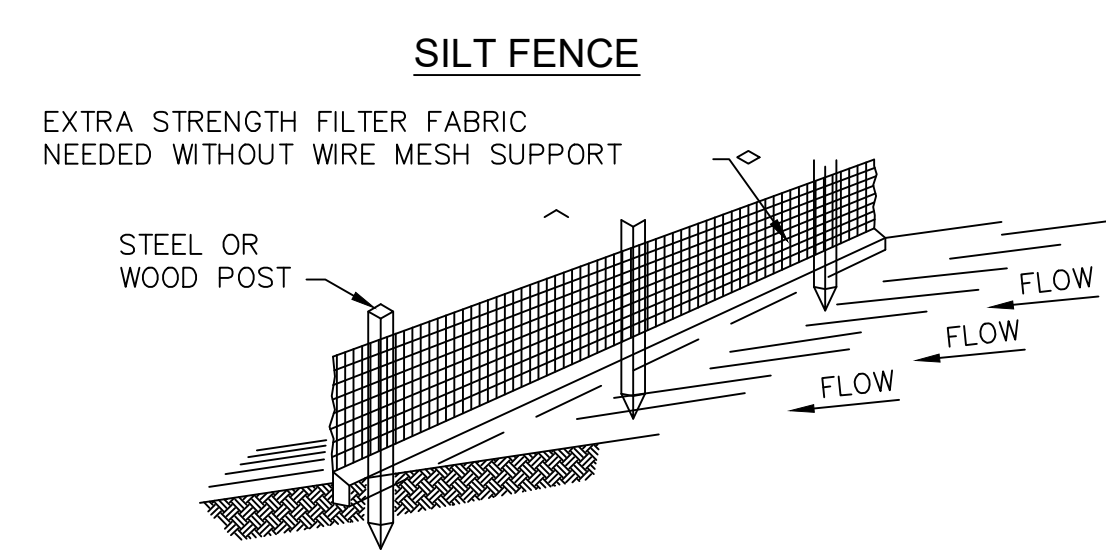


CONCRETE WASHOUT AREA
N.T.S.

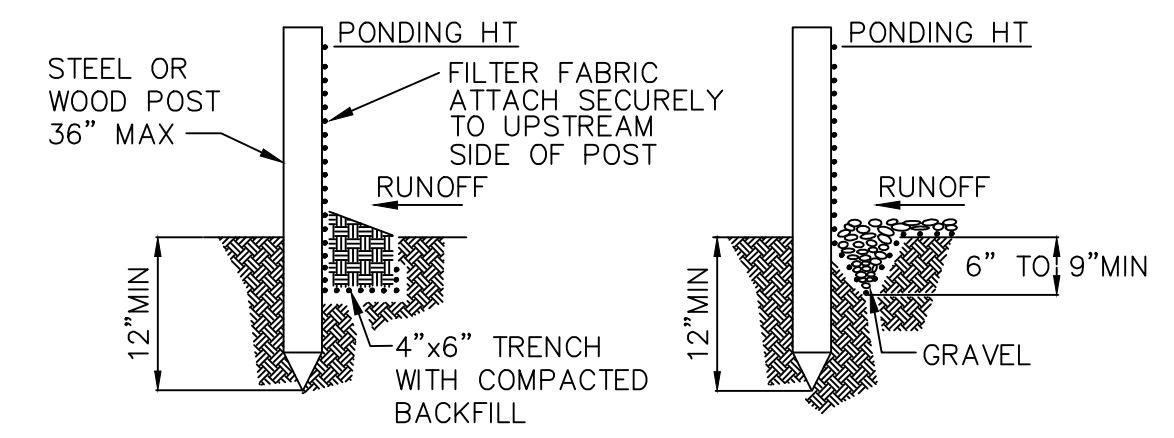


FIBER ROLL
N.T.S.

- FIBER ROLL NOTES**
1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
 2. On slopes and hillsides, fiber rolls shall be abuted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
 3. Install fiber roll 12" from limit of grading

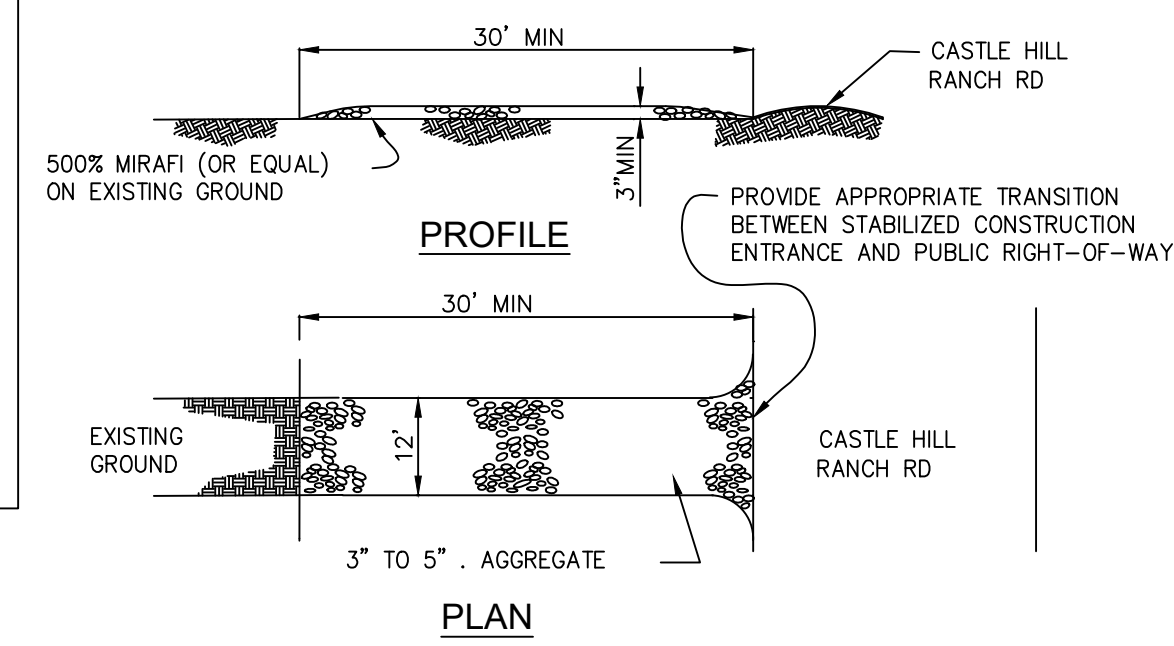


SILT FENCE



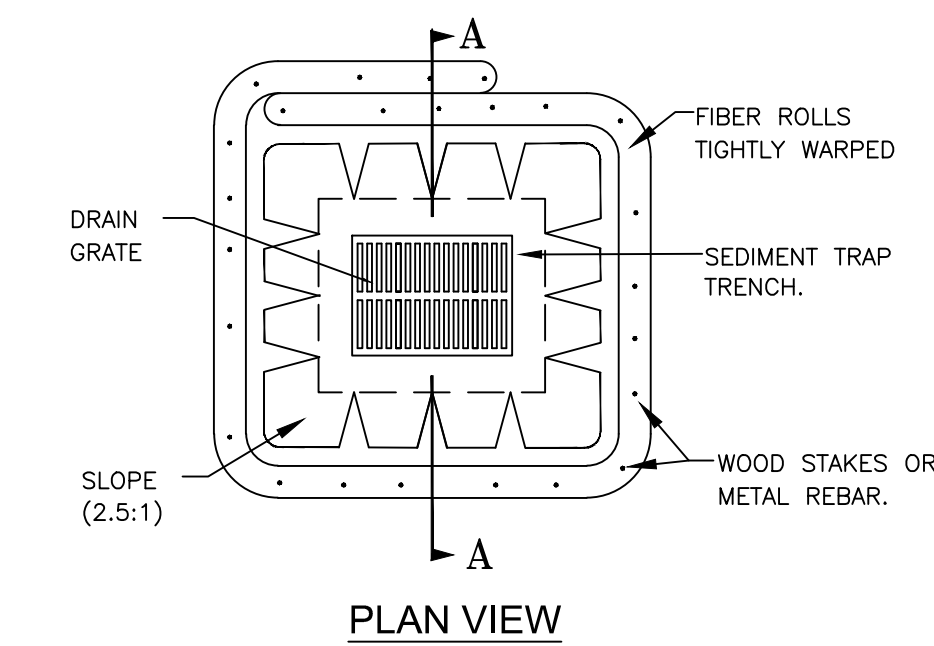
STANDARD DETAIL TRENCH WITH NATIVE BACKFILL
ALTERNATE DETAIL TRENCH WITH GRAVEL

- Slit fence Maintenance:**
- Slit fence and filter barriers shall be inspected during and immediately after each rainfall, and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
 - Should the fabric on a slit fence or filter barrier decompose or become ineffective during the time the fence or barrier is still necessary, the fabric shall be replaced promptly.
 - Sediment deposits shall be removed when deposits reach approximately one-third the height of the barrier.
 - Any sediment deposits remaining in place after the slit fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared, and seeded.
 - Silt buildups must be removed when bulges develop in the fence regardless of depth of deposition.

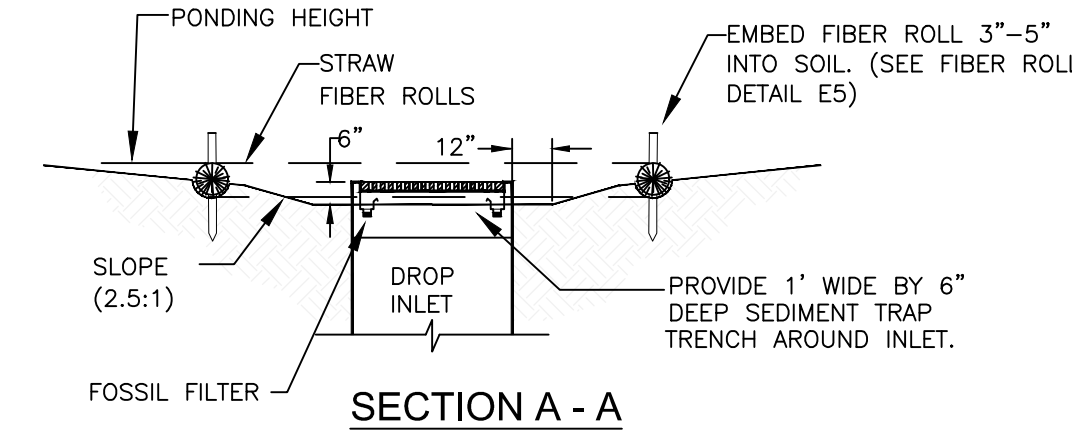


STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)

- Maintenance**
- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
 - All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
 - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.



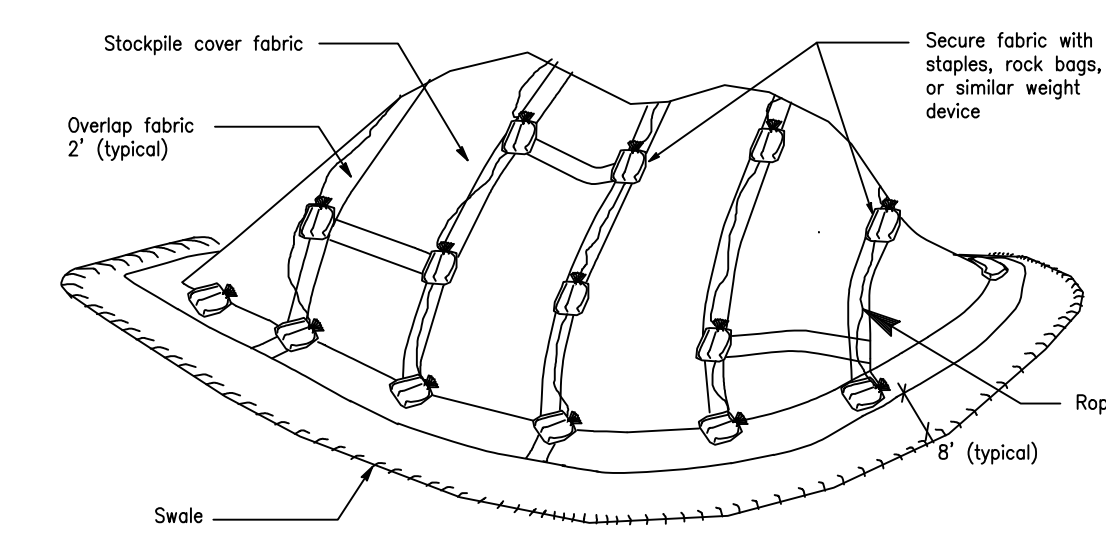
PLAN VIEW



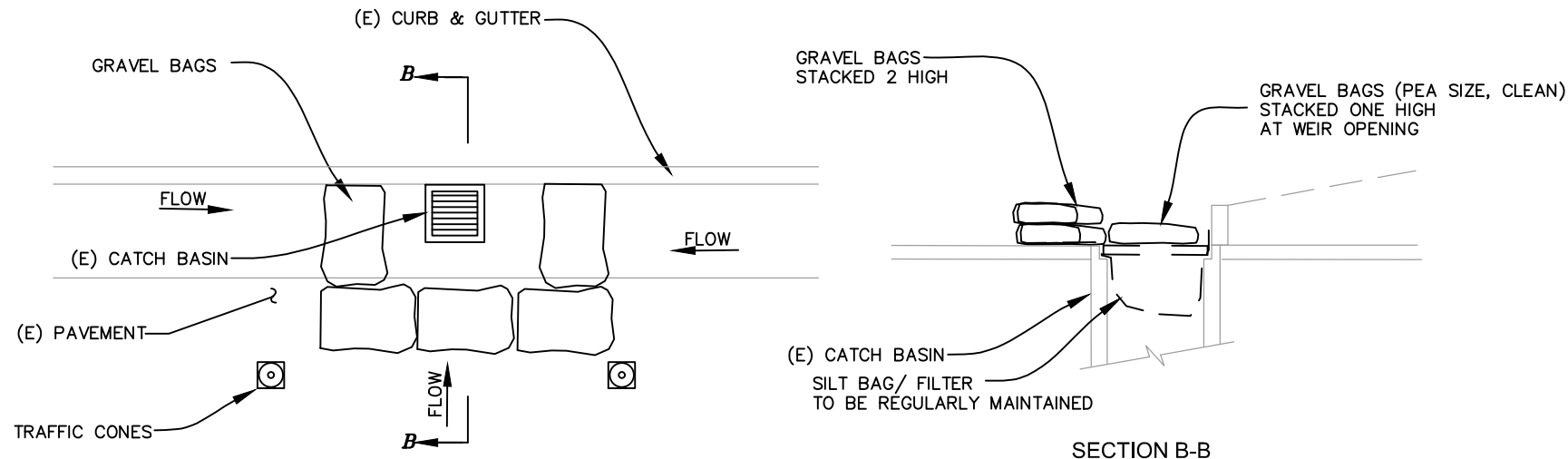
SECTION A - A

STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.

- NOTES:**
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
 2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
 3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
 4. FOSSAL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSAL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.



PERSPECTIVE
TEMPORARY COVER ON STOCK PILE
N.T.S.



EXISTING DRAINAGE INLET PROTECTION
N.T.S.

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrances.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the
5. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.



ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER/APPLICANT:

COPYRIGHT © 2023
SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
ADDITION TO SINGLE FAMILY HOUSE AND NEW ADU
201 CASTLE HILL RANCH RD. WALNUT CREEK, CA 94595
APN: 188-150-010-0
EROSION CONTROL PLAN

Revisions:



Amir Razavi

Date: 1/17/2023
Scale: AS NOTED
Prepared by: S.P.
Checked by: S.R.
Job #: 223003