SECTION IV

PROJECT PLANS

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IMPROVEMENT PLANS

MOUNTAIN GATE PHASE 2

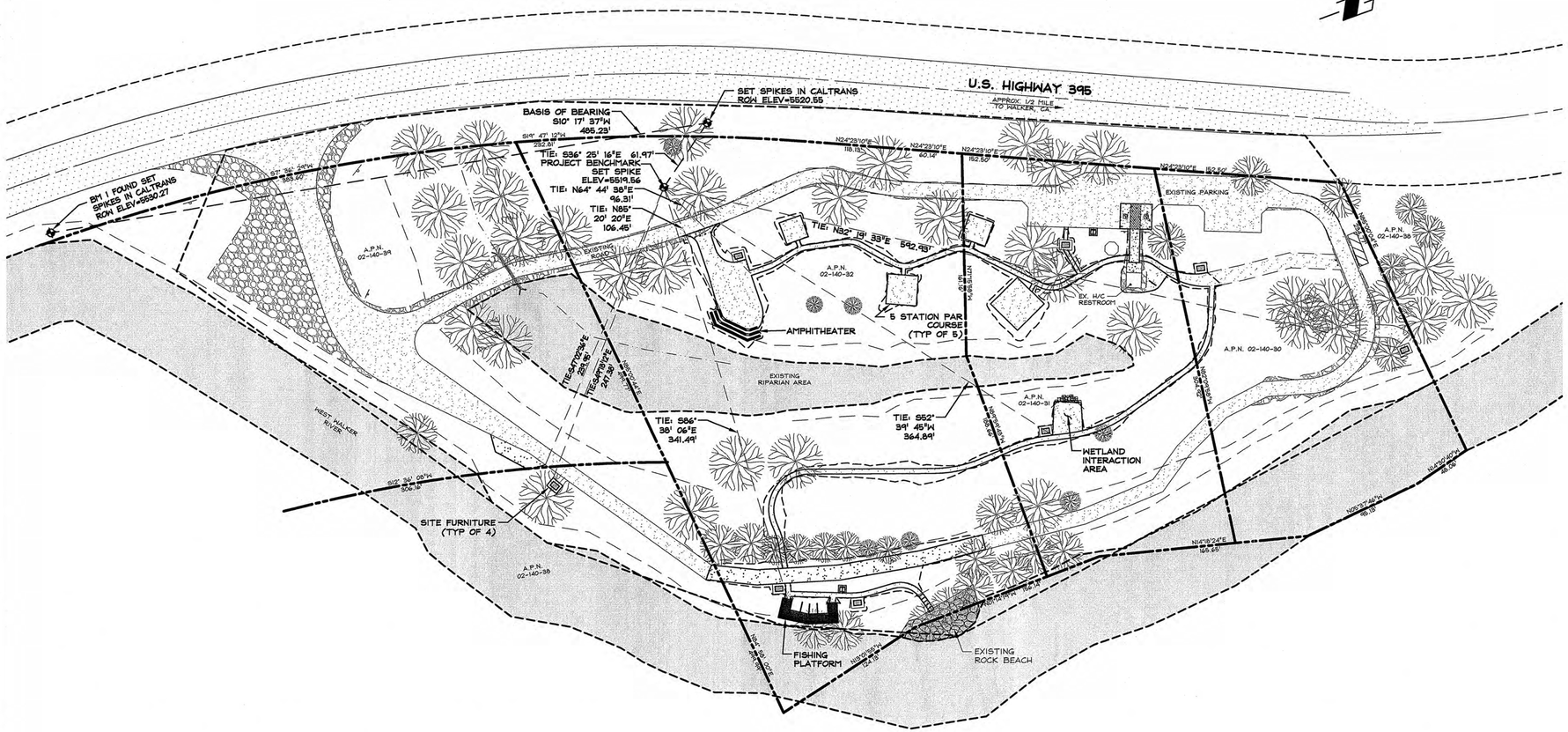
MONO COUNTY

A.P.N. 02-140-30;-31;-32;-38;-39

VICINITY MAP

SCALE: 1" = 1,500'

SCALE: 1" = 50'



OVERALL SITE PLAN

SCALE: 1 = 50'

PROJECT SUMMARY

OWNER/APPLICANT:	MONO COUNTY DEPT. OF PUBLIC WORKS P.O. BOX 457 74 N. SCHOOL STREET BRIDGEPORT, CA 93517
PHONE:	(760) 932-5446
FAX:	(760) 932-5441
PROJECT ENGINEER:	R.O. ANDERSON ENGINEERING, LLC. 1603 ESMERALDA AVE, MINDEN, NV 89423
PHONE:	(775) 782-2322
FAX:	(775) 782-7084
PROJECT ADDRESS:	U.S. HIGHWAY 395 WALKER, CALIFORNIA
A.P.N.:	02-140-30;-31;-32;-38;-39
PROJECT AREA:	15 AC
FLOOD ZONE:	AE FLOODWAY AREA PER F.I.R.M. 06051C0089D DATED FEBRUARY 18, 2011

SHEET INDEX

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L1	LANDSCAPE & IRRIGATION NOTES & DETAILS
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S1.0	FRAMING PLANS
S3.0	STRUCTURAL DETAILS

CALL BEFORE YOU DIG 1-800-227-2600

NO.	DATE	REVISION BLOCK	BY

SCALE: 1" = 50'

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WWW.ROANDERSON.COM

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595 Tahoe Keys Blvd
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South Lake Tahoe, CA 96150
p 530.600.1660
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MOUNTAIN GATE PHASE 2
MONO COUNTY

COVER SHEET

REGISTERED PROFESSIONAL ENGINEER
JEREMY J. HUTCHINGS
No. C62066
Exp. 09-30-15
Civil
STATE OF CALIFORNIA

07.08.14

DRAWN: MAH	JOB: 1642-002
ENGINEER: JJH	DRAWING: 1642-002C01
SCALE: 1" = 50'	SHEET: C1
DATE: 07/08/14	OF: 10 SHEETS

MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14

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SYMBOLS

EXISTING	PROPOSED	
		BEAR PROOF TRASH RECEPTACLE
		H/C PARKING SPACE
		PICNIC TABLE
		REVISION NUMBER
		SIGN
		SURVEY CONTROL POINT
		TREE

ABBREVIATIONS

AASHTO..... AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AB..... AGGREGATE BASE
AC..... ASPHALT CONCRETE
ADA..... AMERICANS WITH DISABILITIES ACT OF 1990
ADT..... AVERAGE DAILY TRAFFIC
ALT..... ALTITUDE
ANSI..... AMERICAN NATIONAL STANDARDS INSTITUTE
APN..... ASSESSOR'S PARCEL NUMBER
APPROX..... APPROXIMATELY
APWA..... AMERICAN PUBLIC WORKS ASSOCIATION
ARV..... AIR RELEASE VALVE
ASCE..... AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM..... AMERICAN SOCIETY OF TESTING AND MATERIALS
@..... AT
AWS..... AMERICAN WELDING SOCIETY
AWWA..... AMERICAN WATER WORKS ASSOCIATION

BC..... BEGIN CURVE
BCR..... BEGINNING OF CURB RETURN
BFE..... BASE FLOOD ELEVATION
BLDG..... BUILDING
BW..... BACK OF WALK
BVC..... BEGIN VERTICAL CURVE

C&G..... CURB AND GUTTER
CALTRANS.. CALIFORNIA DEPARTMENT OF TRANSPORTATION
CB..... CATCH BASIN
CF..... CUBIC FOOT
CL..... CENTER LINE
CMP..... CORRUGATED METAL PIPE
CNRA..... STATE OF CALIFORNIA NATURAL RESOURCES AGENCY
CO..... CLEAN OUT
COMP..... COMPACTION
CY..... CUBIC YARD

°..... DEGREES
DF..... DEEPEND FOOTING
DG..... DECOMPOSED GRANITE
DI..... DROP INLET
DIA(Ø)..... DIAMETER
DFW..... CALIFORNIA DIVISION OF FISH AND WILDLIFE

E..... EAST
EA..... EACH
EC..... END CURVE
ECR..... END OF CURB RETURN
ELEC..... ELECTRICAL
ELEV..... ELEVATION
EP..... EDGE OF PAVEMENT
EPA..... ENVIRONMENTAL PROTECTION AGENCY
EVC..... END VERTICAL CURVE
EW..... EDGE OF WATER
EX..... EXISTING

FDC..... FIRE DEPARTMENT CONNECTION
FEMA..... FEDERAL EMERGENCY MANAGEMENT AGENCY
FF..... FINISHED FLOOR
FG..... FINISHED GRADE
FH..... FIRE HYDRANT
FL..... FLOWLINE
FNC..... FENCE
FND..... FOUND MONUMENT, CORNER OR CONTROL POINT
FT(')..... FEET

GB..... GRADE BREAK
GID..... GENERAL IMPROVEMENT DISTRICT
GPM..... GALLONS PER MINUTE
GR..... GRAVEL
GS..... GROUND SHOT

H/C..... HANDICAP
HDPE..... HIGH DENSITY POLYETHYLENE
HORIZ..... HORIZONTAL

ID..... INNER DIAMETER
IE..... INVERT ELEVATION
IN(")..... INCH
INC..... INCORPORATED
IBC..... INTERNATIONAL BUILDING CODE
INT..... INTERSECTION
IRRIG..... IRRIGATION

L..... LEFT
LAT..... LATERAL
LS..... LUMP SUM

M..... METER
MAX..... MAXIMUM
MGD..... MILLION GALLONS PER DAY
MH..... MANHOLE
MI..... MILE
MIN..... MINIMUM
MISC..... MISCELLANEOUS
MC..... MONO COUNTY
MPH..... MILES PER HOUR
MUTCD..... MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

N..... NORTH
NE..... NORTHEAST
NFIP..... NATIONAL FLOOD INSURANCE PROGRAM
NO(#)..... NUMBER
NOAA..... NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NRCS..... NATIONAL RESOURCE CONSERVATION SERVICE
NTS..... NOT TO SCALE
NW..... NORTHWEST

OC..... ON CENTER
OD..... OUTER DIAMETER
OSHA..... OCCUPATIONAL SAFETY AND HEALTH ACT
O/H..... OVERHEAD

±..... PLUS OR MINUS
P..... POWER
PC..... POINT OF CURVATURE
PDL..... POLY ETHYLENE
PED..... PARKING
%..... PERCENT
PIP..... PROTECT IN PLACE
PL..... PROPERTY LINE
PNT..... POINT
PSI..... POUNDS PER SQUARE INCH
PT..... POINT OF TANGENCY
PUE..... PUBLIC UTILITY EASEMENT
PVC..... POLYVINTL CHLORIDE

R..... RADIUS
RCBC..... REINFORCED CONCRETE BOXED CULVERT
RCP..... REINFORCED CONCRETE PIPE
ROW..... RIGHT OF WAY

S=..... SLOPE
S..... SOUTH
SAD..... SURFACE AREA DISTURBANCE
SD..... STORM DRAIN
SDMH..... STORM DRAIN MANHOLE
SDR..... STANDARD DIMENSION RATIO
SE..... SOUTHEAST
SF..... SQUARE FOOT(FEET)
SERV..... SERVICE
SS..... SANITARY SEWER
SSMH..... SANITARY SEWER MANHOLE
ST..... STREET
STA..... STATION
STD..... STANDARD
SW..... SOUTHWEST
SWPPP..... STORMWATER POLLUTION PREVENTION PLAN

TBC..... TOP BACK OF CURB
TC..... TOP OF CURB
TEL..... TELEPHONE
TOE..... TOE OF SLOPE
TOP..... TOP OF SLOPE
TV..... TELEVISION
TW..... TOP OF WALL
TYP..... TYPICAL

U..... UTILITY
UG..... UNDERGROUND
USACE..... UNITED STATES ARMY CORPS OF ENGINEERS
USBR..... UNITED STATES BUREAU OF RECLAMATION
USGS..... UNITED STATES GEOLOGICAL SURVEY

VC..... VERTICAL CURVE
VG..... VALLEY GUTTER
VERT..... VERTICAL
VPC..... VERTICAL POINT OF CURVATURE
VPT..... VERTICAL POINT OF TANGENCY

W..... WEST
W/..... WITH
WV..... WATER GATE VALVE

YR..... YEAR

NOTES

GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GENERAL SITE SAFETY DURING CONSTRUCTION AND ALL WORK SHALL CONFORM TO PERTINENT SAFETY REGULATIONS AND CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR PROTECTION OF ALL EXISTING PIPING, UTILITIES, STRUCTURES, ADJACENT STREETS, AND IMPROVEMENTS DURING THE PERIOD OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION AND SHORING PROCEDURES.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND THE CONDITIONS EXISTING IN THE FIELD. THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE FIGURES BEFORE LAYING OUT THE WORK AND WILL BE RESPONSIBLE FOR ANY ERRORS WHICH MIGHT HAVE BEEN AVOIDED THEREBY. IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER IN A TIMELY MANNER OF ANY APPARENT ERROR OR OMISSION ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING WORK INCORRECTLY DONE AT THE CONTRACTOR'S OWN EXPENSE.
5. THE CONTRACTOR SHALL SUPPLY MONO COUNTY, A SET OF REPRODUCIBLE AS-BUILT DRAWINGS.
6. ALL UNSPECIFIED CONCRETE SHALL BE 4000 PSI WITH 6% AIR ENTRAINMENT ±1.5%.
7. THE CONTRACTOR SHALL MAINTAIN A CLEAN PROJECT SITE, REMOVING CONSTRUCTION DEBRIS AT THE END OF EACH ACTIVITY. THE CONTRACTOR SHALL MAINTAIN DEBRIS FREE CONSTRUCTION ROUTES, ADJACENT STREETS AND STORM DRAIN SYSTEMS.
8. ALL TRAFFIC CONTROL AND BARRICADING WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL CONFORM TO STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATION 2010 EDITION (CSS).
9. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH OWNER, ENGINEER, PERMITTING AGENCIES & UTILITY PURVEYORS PRIOR TO CONSTRUCTION.
10. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE COUNTY INSPECTOR AT (760) 932-5446 AT LEAST 2 WORKING DAYS BEFORE WORK IS COMMENCED.
11. ALL WORK SHALL CONFORM (AT A MINIMUM) TO THE LATEST EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE COUNTY:
    a. STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATION 2010 EDITION (CSS).
    b. INTERNATIONAL BUILDING CODE.
    c. OSHA REQUIREMENTS FOR EXCAVATION.
    d. SPECIAL REQUIREMENTS OF THE PERMIT AS MAY BE APPLICABLE.
    e. M.U.T.C.D.
    f. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
12. EXISTING INFRASTRUCTURE SHALL BE PROTECTED IN-PLACE THROUGHOUT THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MONO COUNTY IMMEDIATELY OF ANY DAMAGE TO ALL EXISTING INFRASTRUCTURE AND ALL DAMAGED INFRASTRUCTURE SHALL BE REPAIRED OR REPLACED AS NECESSARY BY THE CONTRACTOR AT THE SOLE COST & EXPENSE OF THE CONTRACTOR PRIOR TO COMPLETION OF THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS, BUILDINGS OR OTHER STRUCTURES RESULTING FROM HIS CONSTRUCTION ACTIVITIES. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE ENGINEER AT NO COST TO THE OWNER.
14. PAYMENT FOR WORK SHOWN ON THESE PLANS EITHER SPECIFIED OR INFERRED, BUT NOT IN THE BID PROPOSAL SHALL BE CONSIDERED AS INCLUDED IN THE PRICE PAID FOR OTHER ITEMS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CONSTRUCTION WATER FOR HIS NEEDS, AS WELL AS STAGING AREA LOCATIONS WHICH SHALL BE COORDINATED WITH THE COUNTY'S CONSTRUCTION MANAGER.

UTILITIES

1. NOTIFY THE AFFECTED UTILITY AND UTILITY USERS 24 HOURS IN ADVANCE OF MAKING ANY NEW CONNECTIONS TO EXISTING UTILITIES OR DISRUPTION IN SERVICE.
2. EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN AND THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS.
4. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2600) FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL CALL TWENTY-FOUR (24) HOURS PRIOR TO REQUIRED INSPECTIONS AND TESTING. THE REQUIRED INSPECTIONS AND TESTING ARE LISTED ON THE INSPECTION RECORD ISSUED WITH EACH PERMIT. THE CONTRACTOR MUST HAVE THE PERMIT NUMBER AND THE DESCRIPTION LISTED ON THE INSPECTION RECORD TO SCHEDULE REQUIRED INSPECTIONS AND TESTING. THE CONTRACTOR SHALL CONTACT APPURTENANT UTILITY PURVEYOR.
6. THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.

SURVEYING

1. ALL REQUIRED SURVEYING SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING

1. SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, OR AS DETERMINED BY THE ENGINEER AND APPROVED BY THE COUNTY.
2. FILLS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATION 2010 EDITION (CSS).
3. FILLS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATION 2010 EDITION (CSS).
4. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION OF IMPROVEMENTS.
5. DUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE COUNTY, AND IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMITS WHEN REQUIRED.
6. ALL STREETS SHALL BE MAINTAINED DAILY FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS. ALL OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE SWPPP.
7. THE CONTRACTOR SHALL SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE PLACING CONCRETE.
8. FINISHED GRADING WILL BE COMPLETED AND APPROVED, BEFORE ISSUANCE OF A NOTICE OF COMPLETION.
9. NO ROCK OR SIMILAR MATERIAL GREATER THAN 4" IN DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE ENGINEER IN ADVANCE AND APPROVED BY THE COUNTY.
10. ALL TESTING SHALL BE PROVIDED BY OWNER INCLUDING COMPACTION REQUIREMENTS AND THE STABILITY OF SLOPES CREATED, EXISTING OR REMAINING.
11. IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER. THE ENGINEER WILL DETERMINE AN ACCEPTABLE SOLUTION AND REVISE THE PLANS FOR REVIEW AND APPROVAL BY THE COUNTY. NO CHANGES IN THE DESIGN WILL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE COUNTY.

EROSION CONTROL

1. DURING THE ENTIRE DURATION OF THIS CONSTRUCTION CONTRACT THE CONTRACTOR SHALL IMPLEMENT STRINGENT DUST CONTROL MEASURES IN ACCORDANCE WITH THE STATE OF CALIFORNIA RULES AND REGULATIONS. THE CONTRACTOR IS REQUIRED TO SUPPRESS DUST AT ALL TIMES, 24 HOURS A DAY, REGARDLESS OF WHEN CONSTRUCTION ACTIVITIES ARE OCCURRING.
2. IN CASE OF EROSION CONTROL EMERGENCY CALL CONTRACTOR OR ENGINEER.
3. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT APPROVED LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR DAMAGED EROSION CONTROL MEASURES.
4. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING FACILITIES. GRADED SLOPE SURFACE PROTECTION MEASURES DAMAGED DURING THE RAINSTORM SHALL ALSO BE REPAIRED.
5. FILL SLOPES AT THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
6. A SIX-FOOT HIGH PERIMETER FENCE OR A 24-HOUR GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN A FACILITY EXCEEDS 18 INCHES.
7. STORMWATER SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE COUNTY AND IN ACCORDANCE WITH THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT.

HATCHING

	EXISTING PAVEMENT	N/A	
N/A			PROPOSED CONCRETE
N/A			PROPOSED CONSTRUCTION AREA
	EXISTING SURFACE WATER	N/A	
	EXISTING ROCK BEACH	N/A	
	EXISTING GRAVEL AREA	N/A	
N/A			PROPOSED DG SURFACE
	EXISTING GRAVEL ROAD		PROPOSED GRAVEL ROAD
N/A			PROPOSED RIPARIAN INTERAGNTIONAREA

LINE TYPES

EXISTING	PROPOSED	
		BUILDING ENVELOPE
		CENTERLINE OF RIGHT-OF-WAY
----100----	----100----	MAJOR CONTOUR
----99----	----99----	MINOR CONTOUR
	N/A	EP
	N/A	FLOW LINE
EX SD	N/A	STORM DRAIN. RUBBER GASKETED, REINFORCED CONCRETE PIPE (CLASS III). INSTALL PER TYPICAL TRENCH DETAIL B ON C15
N/A		FILTER FENCE
		RIGHT-OF-WAY/PROPERTY LINE
N/A	x x x	TREE PROTECTION FENCING

UTILITY COMPANY CONTACTS

POWER
LIBERTY UTILITIES
PHONE: 1-800-782-2506
WWW.LIBERTYUTILITIES.COM

TELEPHONE
FRONTIER
PHONE: 1-877-387-3477
WWW.FRONTIERONLINE.COM

SURVEY CONTROL

BASIS OF BEARING
S10°17'37"W-CALTRAN ROW BETWEEN BM 1 & SET SPIKE IN CALTRANS ROW AS SHOWN ON C01 OF THIS SET OF PLANS.

DATUM
VERTICAL DATUM FOR THIS PROJECT IS NAD 83

BENCHMARK
SET SPIKES
ELEVATION = 5519.56
AS NOTED ON SHEET C01.

NO.	DATE	REVISION BLOCK	BY

R|O|Anderson
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MOUNTAIN GATE PHASE 2
MONO COUNTY

LEGEND, ABBREVIATIONS, & NOTES

REGISTERED PROFESSIONAL ENGINEER
JEREMY J. HUTCHINGS
No.C62066
Exp. 09-30-15
Civil
STATE OF CALIFORNIA
07.08.14

DRAWN: MAH	JOB: 1642-002
ENGINEER: JJH	DRAWING: 1642-002C02
SCALE:	SHEET: C2
DATE: 07/08/14	OF: 10 SHEETS

MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14

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SCALE: 1" = 30'

SPECIFIC DEMOLITION PLAN NOTES:

○ SYMBOL USED FOR SPECIFIC NOTE CALL OUT.

1. EXISTING SITE ENTRANCE.
2. EXISTING REINFORCED RIVER BANK SLOPE
3. EXISTING GRAVEL PARKING AREA
4. PRESERVE & PROTECT EXISTING H/C SIGNS (2)
5. PRESERVE & PROTECT EXISTING KIOSK (APPROX)
6. PRESERVE & PROTECT EXISTING 27 LF± EXISTING CULVERT, PROTECT IN PLACE
7. PRESERVE & PROTECT EXISTING PARK SIGN LOCATION (APPROX.)
8. EXISTING EDGE OF PAVEMENT
9. EXISTING ROCK BEACH
10. EXISTING PARKING LOT
11. PRESERVE & PROTECT EXISTING PCC LANDING.
12. PRESERVE & PROTECT EXISTING H/C RESTROOM FF=5515'
13. EXISTING CHANNEL FLOW LINE
14. EXISTING RIPARIAN AREA
15. EXISTING TOP OF BANK
16. EXISTING DIRT ROAD (TYP)
17. PRESERVE & PROTECT EXISTING TREE (TYP)

A. INSTALL FILTER FENCE. MAINTAIN THROUGHOUT COURSE OF CONSTRUCTION. (DETAIL ON C7)
B. BEGIN FILTER FENCE.
C. END FILTER FENCE.
D. CLEAR & GRUB LINE.
E. DEMO & REMOVE EXISTING DG AREA.
F. TREE PROTECTION FENCING (DETAIL ON C7)
G. DEMO & REMOVE EXISTING PICNIC TABLES TYPICAL OF 4.
H. PROPOSED CONSTRUCTION AREA.
I. PROPOSED STAGING AREA TO BE RESTORED TO ORIGINAL CONDITION (MIN.) PRIOR TO CONSTRUCTION COMPLETION. CONTRACTOR SHALL ENSURE STAGING ACTIVITIES DOES NOT AFFECT US 395 TRAVEL
J. DEMO & REMOVE EXISTING TREE.
K. TEMPORARY CONSTRUCTION ENTRANCE (DETAIL ON C7)

GENERAL DEMOLITION PLAN NOTES:

a. LOCATION OF FILTER FENCE MAY BE FIELD ADJUSTED WITH APPROVAL OF ENGINEER.
b. CONTRACTOR SHALL ENSURE ALL STORMWATER BEST MANAGEMENT PRACTICES ARE UTILIZED.

U.S. HIGHWAY 395

CALTRANS ROW

A.P.N. 02-140-39

A.P.N. 02-140-32

A.P.N. 02-140-31

A.P.N. 02-140-30

A.P.N. 02-140-38

A.P.N. 02-140-35

WEST WALKER RIVER

NO.	DATE	REVISION BLOCK	BY

SCALE: 1" = 30'

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WWW.ROANDERSON.COM

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MOUNTAIN GATE PHASE 2
MONO COUNTY

EXISTING CONDITIONS, DEMOLITION, & EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER
JEREMY M. HUTCHINGS
No.C62066
Exp. 09-30-15
Civil
STATE OF CALIFORNIA

07.08.14

DRAWN: MAH	JOB: 1642-002
ENGINEER: JJH	DRAWING: 1642-002C03
SCALE: 1" = 30'	SHEET: C3
DATE: 07/08/14	OF: 10 SHEETS

MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14

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SCALE: 1" = 30'

SPECIFIC SITE PLAN NOTES:

○ SYMBOL USED FOR SPECIFIC NOTE CALL OUT.

1. EXISTING SITE ENTRANCE.
2. EXISTING REINFORCED RIVER BANK SLOPE
3. EXISTING GRAVEL PARKING AREA
4. PRESERVE & PROTECT EXISTING H/C SIGNS (2)
5. PRESERVE & PROTECT EXISTING KIOSK (APPROX.)
6. PRESERVE & PROTECT EXISTING 27 LF± EXISTING CULVERT, PROTECT IN PLACE
7. PRESERVE & PROTECT EXISTING PARK SIGN LOCATION (APPROX.)
8. EXISTING EDGE OF PAVEMENT
9. EXISTING ROCK BEACH
10. EXISTING PARKING LOT
11. PRESERVE & PROTECT EXISTING PCC LANDING.
12. PRESERVE & PROTECT EXISTING H/C RESTROOM FF=5515'
13. EXISTING CHANNEL FLOW LINE
14. EXISTING RIPARIAN AREA
15. EXISTING TOP OF BANK
16. EXISTING DIRT ROAD (TYP.)
17. PRESERVE & PROTECT EXISTING TREE (TYP.)

A. PCC H/C PARKING. REFER TO CONCRETE SECTION DETAIL (DETAIL ON C8)
B. BEAR PROOF TRASH CONTAINER (DETAIL ON C8)
C. H/C LOADING/UNLOADING SPACE (DETAIL ON C7)
D. H/C ACCESSIBLE PICNIC TABLE AREA (TYP. OF 8) (DETAIL ON C7)
E. PCC WALKWAY. REFER TO GRADING PLAN FOR DETAILS & CONCRETE SECTION DETAIL. (DETAIL ON C8)
F. REMOVABLE METAL BOLLARDS OR APPROVED EQUAL (DETAIL ON C9)
G. FISHING PLATFORM (DETAIL ON C9, S1.0, & S3.0)
H. MESSAGE CENTER SIGN OR APPROVED EQUAL (TYP. OF 6) (DETAIL ON C8)
I. ROADSIDE FISHING SIGN (¼ MILE) (DETAILS ON C10)
J. RIVER ACCESS STEPS (DETAIL ON C9)
K. RIPARIAN INTERACTION AREA (DETAIL ON C9)
L. 9 STATION BIKE LOUPE BIKE RACK OR APPROVED EQUAL WITH GRAVEL PARKING BASE (DETAILS ON C8)
M. PAR COURSE STATION #1 OR APPROVED EQUAL (DETAIL ON C8)
N. PAR COURSE STATION #2 OR APPROVED EQUAL (DETAIL ON C8)
O. PAR COURSE STATION #3 OR APPROVED EQUAL (DETAIL ON C8)
P. PAR COURSE STATION #4 OR APPROVED EQUAL (DETAIL ON C8)
Q. AMPHITHEATER (DETAIL ON C7)
R. FUTURE TRAIL HEAD LOCATION (NOT A PART OF THIS PROJECT)
S. DG PATH (DETAIL ON C9)
T. GRAVEL PARKING AREA. (DETAIL ON C8)
U. PROPOSED REGRADED GRAVEL ROAD SECTION. (DETAIL ON C8)

U.S. HIGHWAY 395

CALTRANS ROW

CAL TRANS RIGHT-OF-WAY

A.P.N. 02-140-39

A.P.N. 02-140-38

A.P.N. 02-140-32

A.P.N. 02-140-31

A.P.N. 02-140-30

TABLE #1

TABLE #2

TABLE #3

TABLE #4

TABLE #5

TABLE #6

TABLE #7

WEST WALKER RIVER

Parcel Line Table		
LINE	BEARING	LENGTH
L1	N1°36'36"E	11.34'
L2	N11°45'40"W	17.23'
L3	N89°56'30"E	7.00'
L4	N11°38'39"E	31.55'
L5	N49°28'43"E	29.06'
L6	N65°47'50"W	7.00'
L7	N1°04'23"W	31.76'
L8	S50°02'43"E	6.82'
L9	N46°32'06"E	59.85'
L10	N43°27'54"W	7.50'
L11	N10°08'44"W	28.37'
L12	N79°51'16"E	23.23'
L13	S68°26'17"E	10.00'
L15	N21°33'43"E	12.46'
L16	S67°22'30"E	36.25'
L17	S16°03'51"E	55.75'
L18	S12°54'47"W	17.03'
L19	S3°41'43"E	24.75'
L20	S19°38'46"W	48.04'
L21	N87°13'44"E	6.17'
L22	S79°16'48"E	18.34'
L23	S79°03'08"E	12.06'
L24	S79°53'37"E	2.82'
L25	S21°31'11"W	48.26'
L26	N60°01'04"W	6.15'
L27	S3°18'38"W	19.74'
L28	S74°01'15"W	18.00'

Curve Table					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	Δ=13°22'15"	50.00'	11.67'	N5°04'32"W	11.64'
C2	Δ=23°24'19"	20.00'	8.17'	S0°03'30"E	8.11'
C3	Δ=37°50'04"	20.00'	13.21'	S30°33'41"W	12.97'
C4	Δ=50°33'06"	20.00'	17.65'	N24°12'10"E	17.08'
C5	Δ=47°36'29"	20.00'	16.62'	S22°43'52"W	16.14'
C6	Δ=56°40'51"	20.00'	19.79'	N18°11'41"E	18.99'
C7	Δ=28°20'33"	50.00'	24.73'	S4°01'32"W	24.48'
C8	Δ=39°50'48"	19.93'	13.86'	S41°25'03"W	13.59'
C9	Δ=53°43'43"	50.00'	46.89'	N34°24'32"E	45.19'
C10	Δ=51°18'39"	50.00'	44.78'	N41°43'10"W	43.30'
C11	Δ=28°58'38"	100.00'	50.57'	N1°34'32"W	50.04'
C12	Δ=16°36'30"	100.00'	28.99'	S4°36'32"W	28.89'
C13	Δ=23°20'24"	100.00'	40.74'	N7°58'31"E	40.46'
C14	Δ=112°25'02"	30.00'	58.86'	S36°33'45"E	49.86'
C15	Δ=13°24'28"	50.00'	11.77'	N86°01'32"W	11.75'
C16	Δ=24°36'50"	22.73'	9.77'	N67°19'02"W	9.69'
C17	Δ=18°12'33"	50.00'	15.89'	N12°24'54"E	15.82'
C18	Δ=70°42'37"	20.00'	24.68'	S38°39'57"W	23.15'

NO.	DATE	REVISION BLOCK	BY

1 0 1 2
30' 0 30' 60'
SCALE: 1" = 30'

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MOUNTAIN GATE PHASE 2
MONO COUNTY

SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
JEREMY J. HUTCHINGS
No. C62066
Exp. 09-30-15
Civil
STATE OF CALIFORNIA

07.08.14

DRAWN: MAH	JOB: 1642-002
ENGINEER: JJH	DRAWING: 1642-002C04
SCALE: 1" = 30'	SHEET: C4
DATE: 07/08/14	OF: 10 SHEETS

MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14

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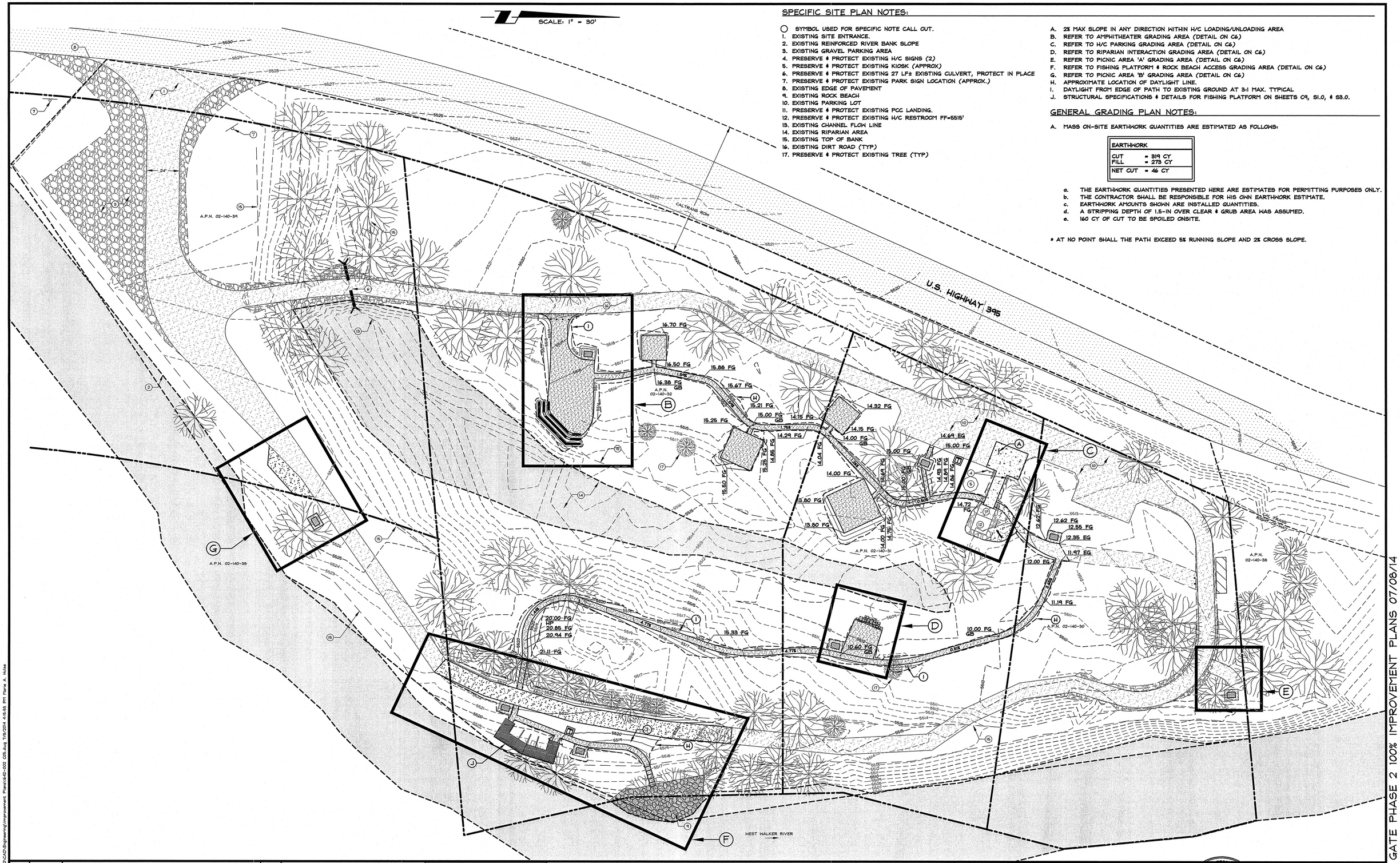

SPECIFIC SITE PLAN NOTES:

○ SYMBOL USED FOR SPECIFIC NOTE CALL OUT.

1. EXISTING SITE ENTRANCE.
2. EXISTING REINFORCED RIVER BANK SLOPE
3. EXISTING GRAVEL PARKING AREA
4. PRESERVE & PROTECT EXISTING H/C SIGNS (2)
5. PRESERVE & PROTECT EXISTING KIOSK (APPROX)
6. PRESERVE & PROTECT EXISTING 27 LF± EXISTING CULVERT, PROTECT IN PLACE
7. PRESERVE & PROTECT EXISTING PARK SIGN LOCATION (APPROX.)
8. EXISTING EDGE OF PAVEMENT
9. EXISTING ROCK BEACH
10. EXISTING PARKING LOT
11. PRESERVE & PROTECT EXISTING PCC LANDING.
12. PRESERVE & PROTECT EXISTING H/C RESTROOM FF=5515'
13. EXISTING CHANNEL FLOW LINE
14. EXISTING RIPARIAN AREA
15. EXISTING TOP OF BANK
16. EXISTING DIRT ROAD (TYP)
17. PRESERVE & PROTECT EXISTING TREE (TYP)

A. 2% MAX SLOPE IN ANY DIRECTION WITHIN H/C LOADING/UNLOADING AREA
B. REFER TO AMPHITHEATER GRADING AREA (DETAIL ON C6)
C. REFER TO H/C PARKING GRADING AREA (DETAIL ON C6)
D. REFER TO RIPARIAN INTERACTION GRADING AREA (DETAIL ON C6)
E. REFER TO PICNIC AREA 'A' GRADING AREA (DETAIL ON C6)
F. REFER TO FISHING PLATFORM & ROCK BEACH ACCESS GRADING AREA (DETAIL ON C6)
G. REFER TO PICNIC AREA 'B' GRADING AREA (DETAIL ON C6)
H. APPROXIMATE LOCATION OF DAYLIGHT LINE.
I. DAYLIGHT FROM EDGE OF PATH TO EXISTING GROUND AT 3:1 MAX. TYPICAL
J. STRUCTURAL SPECIFICATIONS & DETAILS FOR FISHING PLATFORM ON SHEETS C9, S1.0, & S3.0.

GENERAL GRADING PLAN NOTES:

A. MASS ON-SITE EARTHWORK QUANTITIES ARE ESTIMATED AS FOLLOWS:

EARTHWORK	
CUT	= 319 CY
FILL	= 273 CY
NET CUT	= 46 CY

a. THE EARTHWORK QUANTITIES PRESENTED HERE ARE ESTIMATES FOR PERMITTING PURPOSES ONLY.
b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN EARTHWORK ESTIMATE.
c. EARTHWORK AMOUNTS SHOWN ARE INSTALLED QUANTITIES.
d. A STRIPPING DEPTH OF 1.5-IN OVER CLEAR & GRUB AREA WAS ASSUMED.
e. 160 CY OF CUT TO BE SPOILED ONSITE.

* AT NO POINT SHALL THE PATH EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.

NO.	DATE	REVISION BLOCK	BY

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30' 0 30' 60'
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MOUNTAIN GATE PHASE 2
MONO COUNTY

GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER
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Exp. 09-30-15
Civil
STATE OF CALIFORNIA

07.08.14

DRAWN: MAH	JOB: 1642-002
ENGINEER: JJH	DRAWING: 1642-002C05
SCALE: 1" = 30'	SHEET: C5
DATE: 07/08/14	OF: 10 SHEETS

MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14

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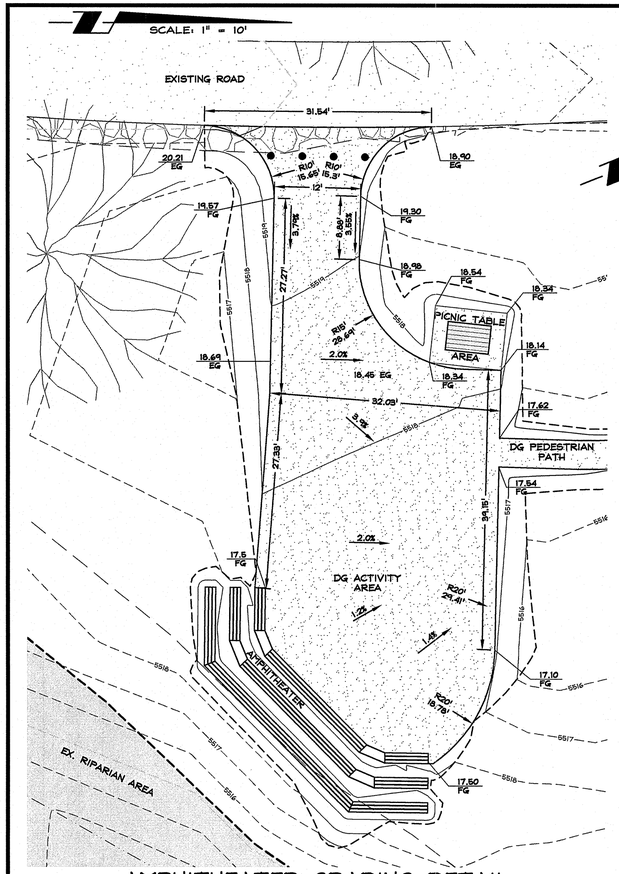
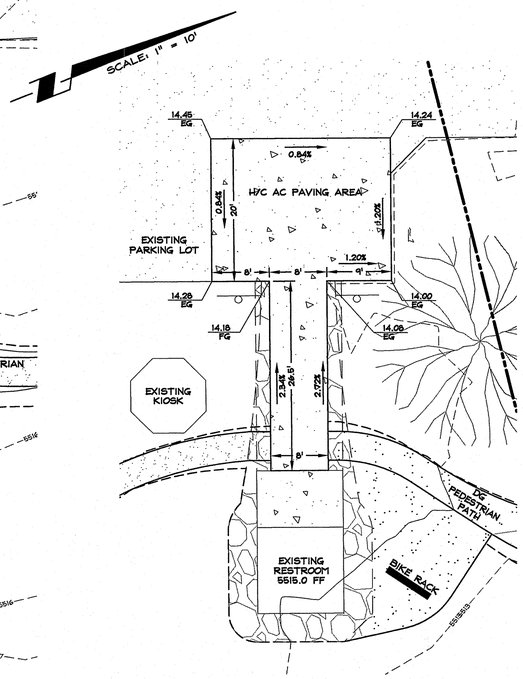


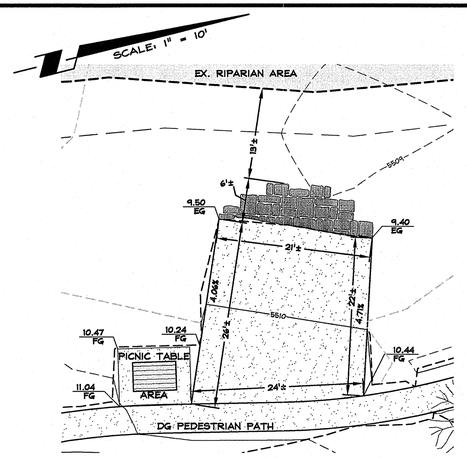
AMPHITHEATER GRADING DETAIL

SCALE: 1" = 10'



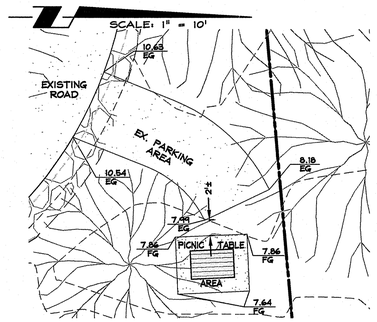
H/C PARKING GRADING DETAIL

SCALE: 1" = 10'



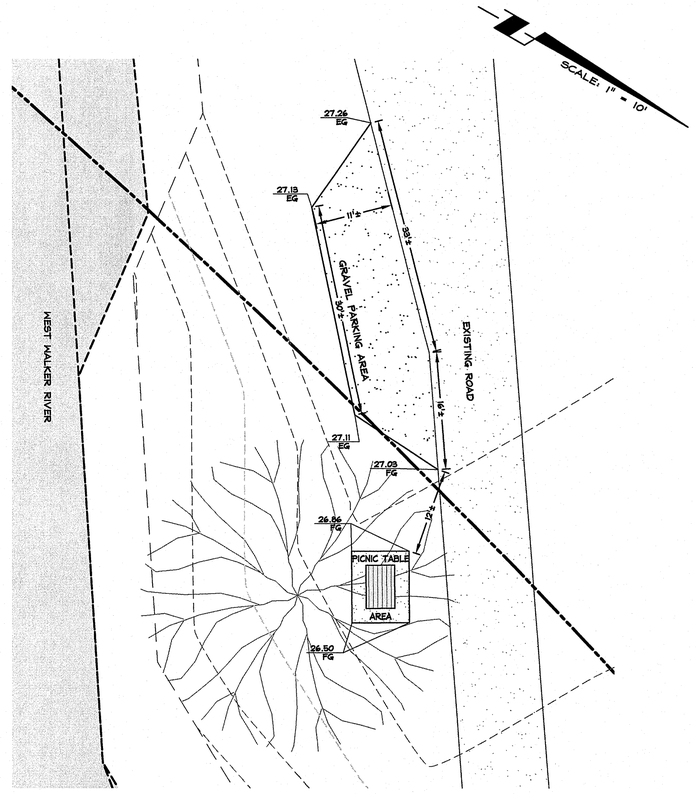
RIPARIAN INTERACTION GRADING DETAIL

SCALE: 1" = 10'



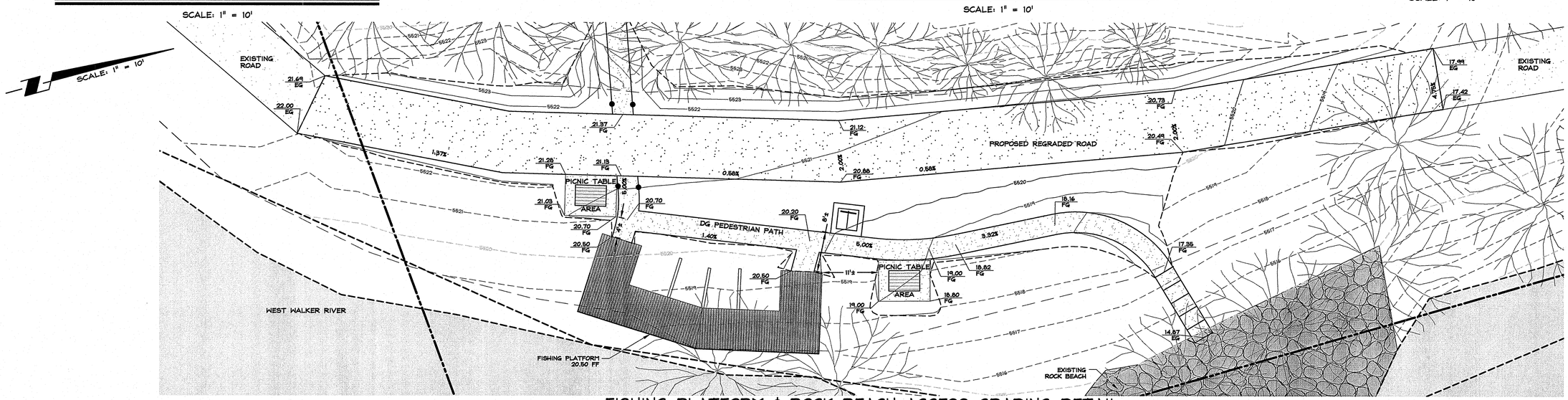
PICNIC AREA 'A' GRADING DETAIL

SCALE: 1" = 10'



PICNIC AREA 'B' GRADING DETAIL

SCALE: 1" = 10'



FISHING PLATFORM & ROCK BEACH ACCESS GRADING DETAIL

SCALE: 1" = 10'

NO.	DATE	REVISION BLOCK	BY

SCALE: 1" = 10'

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DRAWN: MAH	JOB: 1642-002
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SCALE: 1" = 10'	SHEET: C6
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MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14

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