



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**DECEMBER 2, 2019
MHRB_2019-0011**

OWNER SAVINGS BANK OF MENDOCINO COUNTY
PO BOX 3600
UKIAH, CA 95482

APPLICANT/AGENT: DANIELLE COMPA
PO BOX 1660
FORT BRAGG, CA 95437

PROJECT DESCRIPTION: Mendocino Historical Review Board request to (1) remove and replace approximately 150 feet of concrete sidewalk along the south side of the building to bring into ADA compliance which includes a concrete driveway approach to connect the sidewalk on the south side of the building with the existing sidewalk along the parcels to the west of the site, (2) remove the existing planters along the east side of the building and replace with 50 feet of ADA compliant concrete sidewalk with asphalt placed along the edge where it leads into the existing on-street parking, and (3) replace existing ATM with a new ADA compliant machine. Associated improvements include truncated domes at the southeastern corner of the parcel where the sidewalks meet the crosswalk. Concrete finish will be either exposed aggregate or brush finish, as determined by the Review Board.

STREET ADDRESS: 10500 Lansing Street, Mendocino (APN 119-234-07, 119-234-04, 119-234-06).

PARCEL SIZE: 4± acres

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Masonic Hall, Category I
North: Unnamed non-historic structure, Category IVa
South: Kellieowen Hall, Category IIa
East: Stauer House (Category I), J.D. Johnson (Category IIa), Old Bakery Building (Category I), unnamed non-historic structure (Category IVb)
West: Warren-Hegenmeyer House, Category I

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

Building Size, Height, Proportions and Form	Roof Shape
Relationship of Building Masses and Open Spaces	Color(s)
Relationship to Surrounding Structures	Sign Size
✓ Materials and Textures	Number of Signs

Architectural Details and Style
 Facade Treatment
 Proportions of Windows and Doors
 Landscaping

Placement/Location
 Lighting
 ✓ Paving/Grading

APPLICABLE SECTIONS OF MHRB GUIDELINES: Section VII Structural Guidelines - Sidewalks and Driveways (page 9); Section VIII Non-Structural Guidelines - Parking, Access and Egress (page 12).

APPLICANT'S STATEMENT:

- Remove and Replace approximately 150 feet of sidewalk along south side of building to bring into Accessibility Conformance
- Remove planters and approximately 50 feet of sidewalk along east side of building to bring into Accessibility Conformance
- South and East sidewalk to be replaced and brought to grade and new exterior ATM Machine to be ADA Accessible.

STAFF NOTES: Staff has reviewed the proposal and offers the following comments for consideration by the Review Board.

Proposed ADA Sidewalks: The sidewalk replacement on the south side of the building may require some grading to ensure proper grade of the sidewalk and includes the installation of a driveway encroachment in order to provide a continuous surface connecting the existing sidewalk on parcels to the west of the subject parcel.

The sidewalk on the east side of the building requires removal of the existing planter. The existing wood ramp would remain. Some grading may be required to ensure proper grade of the sidewalk and asphalt will be installed along the edge to provide transition between the existing parking areas and the sidewalk.

The applicant has offered that the concrete could either be finished with exposed aggregate or brushed concrete.

Truncated domes are required for ADA compliance at the southeastern corner of the building where the two sidewalks meet with the existing crosswalks.

New ADA ATM Machine: A new ATM that is ADA compliant will be installed where the existing one is located. Staff has not identified any concerns with this request as an ATM currently exists in this location and this new machine will replace the existing machine.

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (c) The proposed work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

STANDARD CONDITIONS:

1. This action shall become final and effective on the 11th day following the Review Board's decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.

2. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit have been completed prior to its expiration.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
5. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
6. To establish that site work satisfies the requirements of MHRB Permit 2019-0011 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of this permit. Prior to this MHRB Permit's expiration (if no Building Permit is obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2019-0011 have been satisfied.
7. Any Building Permit request shall include MHRB Permit 2019-0011 (attached to or printed on the plans submitted).
8. Concrete sidewalks shall be finished with either exposed aggregate or brushed concrete, as determined by the Review Board.

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1,616.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

**COUNTY OF MENDOCINO
DEPT. OF PLANNING & BUILDING
SERVICES**

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

Case No(s) MHR B-2019-0011
Date Filed 10-15-2019
Fee \$ \$718.⁷⁸
Receipt No. PRJ-031660
Received by @MWAUMAAJ

Office Use Only

MHRB APPLICATION FORM

Name of Applicant <u>Danielle Compa</u>	Name of Property Owner(s) <u>Mendocino Savings Bank</u>	Name of Agent <u>Danielle Compa</u>
Mailing Address <u>PO Box 11660 Fort Bragg Ca 95437</u>	Mailing Address <u>10500 Lansing St Mendocino Ca 95460</u>	Mailing Address <u>PO Box 11660 Fort Bragg Ca 95437</u>
Telephone Number <u>707-964-7460</u>	Telephone Number <u>707-463-6062</u>	Telephone Number <u>707-964-7460</u>
Assessor's Parcel Number(s) <u>11923407</u>		
Parcel Size <u>191,664</u> <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>10500 Lansing St. Mendocino Ca 95460</u>	

TYPE OF DEVELOPMENT

(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

1. Describe your project in detail.

- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

- Remove & replace $\approx 150'$ of sidewalk along South Side of building to bring into Accessibility Conformance.

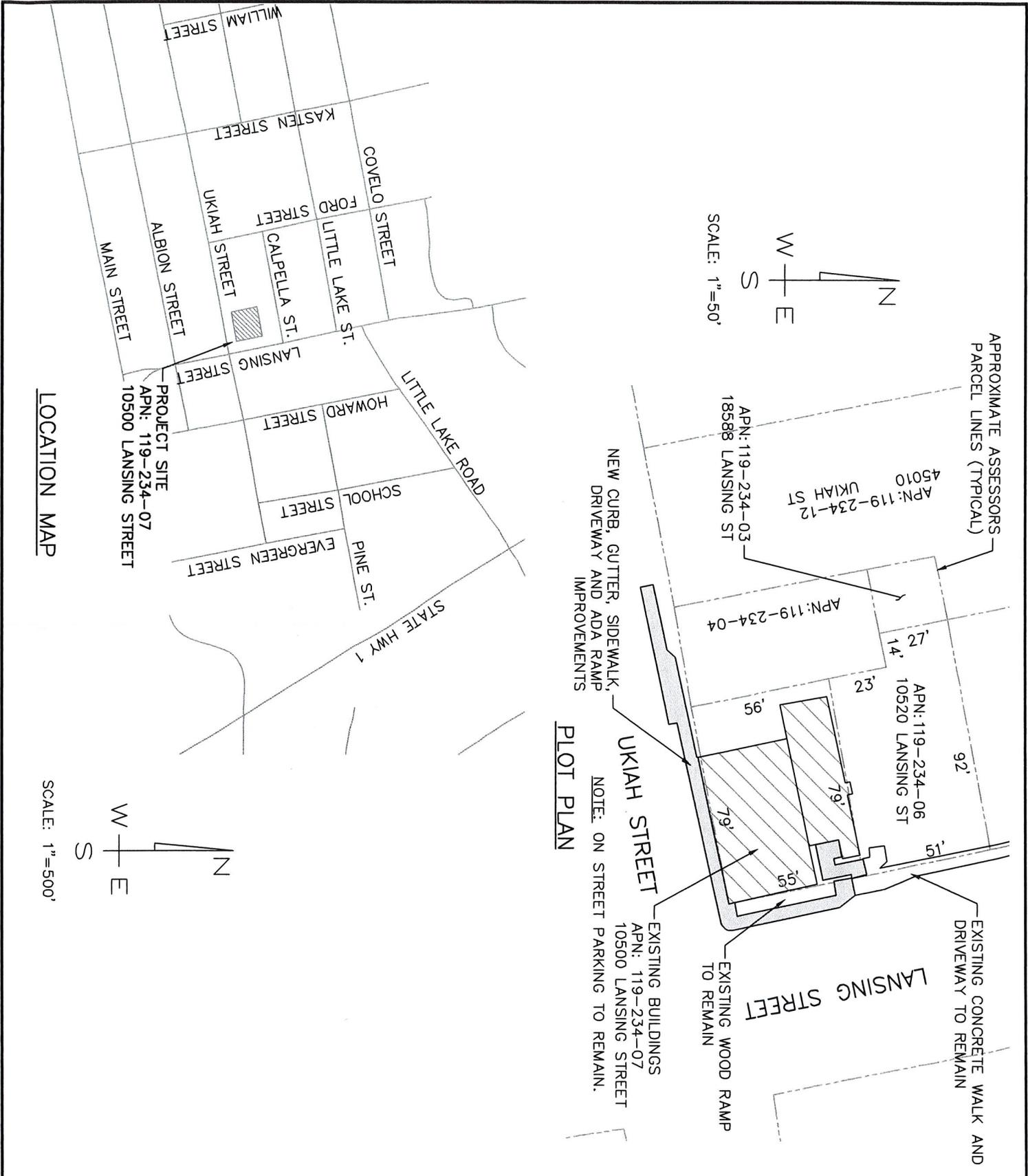
- Remove planters and $\approx 50'$ of sidewalk along east side of building to bring into Accessibility Conformance.

- South and East sidewalk to be replaced and brought to grade and new exterior ATM machine to be ADA Accessible.

2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? ≈ 2900 sq. ft.
- What is the total floor area (internal) of all structures on the property? ≈ 2400 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? \emptyset sq. ft.

If you need more room to answer any question, please attach additional sheets



PLOT PLAN
SAVINGS BANK OF MENDOCINO COUNTY
 APN: 119-234-07
 10500 LANSING STREET
 MENDOCINO, CALIFORNIA

DATE:
SEPT. 27, 2019

JOB NO.
107-19

SHEET 1 OF 1

MUNSELLE CIVIL ENGINEERING
 ♦ CIVIL ENGINEERING ♦ SURVEYING ♦
 ♦ PLANNING ♦ CONST. MANAGEMENT ♦
 513 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 395-0968

MUNSELLE CIVIL ENGINEERING
 251 E. BIRD STREET, SUITE 101, LANSING, CA 95020

GENERAL NOTES (MENDOT STD. NO. A20A)

- ALL MATERIAL WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE COUNTY OF MENDOCINO STANDARD SPECIFICATIONS AND STANDARD PLANS AND THE STATE OF CALIFORNIA STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION.
- FOR WORK IN OR AFFECTING THE COUNTY ROAD RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY OF MENDOCINO (300 LAKE MENDOCINO DRIVE, UKIAH, CA 95482) BEFORE START OF WORK. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE PERMIT. FOR WORK IN OR AFFECTING THE STATE HIGHWAY RIGHT-OF-WAY, A CALTRANS ENCROACHMENT PERMIT IS REQUIRED.
- CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL AGENCY FEES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL CONFORM WITH ZONING CODE, BUILDING CODE, AND ALL OTHER REQUIREMENTS ADMINISTERED BY THE COUNTY OF MENDOCINO PLANNING AND BUILDING SERVICES DEPARTMENT.
- CONTRACTOR SHALL GIVE THE COUNTY OF MENDOCINO DEPARTMENT OF TRANSPORTATION 48 HOURS NOTICE BEFORE STARTING WORK. CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING. CALL (707) 463-4363 OR CONTACT AT 300 LAKE MENDOCINO DRIVE, UKIAH, CA 95482.
- WORK HOURS ARE LIMITED TO MONDAY THROUGH FRIDAY, 7:00 A.M. TO 5:00 P.M. WHEN LANE CLOSURES ARE MADE FOR A WORK DAY ONLY. AT THE END OF EACH WORK DAY, ALL COMPONENTS OF THE TRAFFIC CONTROL SYSTEM, EXCEPT PORTABLE DELINEATORS PLACED ALONG OPEN TRENCHES OR EXCAVATION ADJACENT TO THE TRAVELED WAY, SHALL BE REMOVED FROM THE TRAVELED WAY AND SHOULD BE BY THE CONTRACTOR SO LECTS, SAID COMPONENTS MAY BE STORED AT SELECTED CENTRAL LOCATIONS AS APPROVED BY THE DOT DIRECTOR. WITHIN THE LIMITS OF THE COUNTY RIGHT OF WAY, INSPECTION WILL BE AVAILABLE MONDAY THROUGH FRIDAY FROM 8:00 A.M. TO 4:00 P.M. CONTRACTORS SHALL SCHEDULE INSPECTIONS 48 HOURS IN ADVANCE BY CALLING (707) 463-4363.
- ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE COUNTY DOT AND OWNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
- GRADE BREAKS ON CURBS AND SIDEWALKS SHALL BE ROUNDED OFF IN FORMS AND SURFACE FINISHING. ITEMS SPECIFIED ON THE STANDARD PLANS ARE APPROVED FOR USE BY THE COUNTY OF MENDOCINO. ALL SUBSTITUTES OR ALTERS MUST BE SUBMITTED TO THE COUNTY OF MENDOCINO FOR APPROVAL.
- THE CONTRACTOR SHALL MAINTAIN A NEAT APPEARANCE TO THE WORK. IN ANY AREA VISIBLE TO THE PUBLIC, THE FOLLOWING SHALL APPLY:
 - WHEN PRACTICABLE, CONCRETE AND DEBRIS DEVELOPED DURING CLEARING AND GRUBBING SHALL BE DISPOSED OF CONCURRENTLY WITH ITS REMOVAL. IF STOCKPILING IS NECESSARY, THE MATERIAL SHALL BE REMOVED OR DISPOSED OF WEEKLY.
 - THE CONTRACTOR SHALL FURNISH TRASH BINS FOR ALL DEBRIS FROM STRUCTURE CONSTRUCTION. ALL DEBRIS SHALL BE PLACED IN TRASH BINS DAILY. FORMS OR FALSEWORK THAT ARE TO BE REUSED SHALL BE STACKED NEATLY CONCURRENTLY WITH THEIR REMOVAL. FORMS AND FALSEWORK THAT ARE NOT TO BE REUSED SHALL BE DISPOSED OF CONCURRENTLY WITH THEIR REMOVAL. MEASURES ADOPTED BY THE COUNTY OF MENDOCINO FOR THE PROJECT.
- CONTRACTOR SHALL COMPLY WITH THE COUNTY OF MENDOCINO CODE 2212 REGARDING THE DISCOVERY OF ARCHAEOLOGICAL SITES DURING THE PERFORMANCE OF WORK.
- OWNER OR CONTRACTOR SHALL PROVIDE COMPACTION, GRADATION, SAND EQUIVALENT AND ALL OTHER TESTS AS REQUIRED BY THE COUNTY OF MENDOCINO.

NOTIFICATION FOR INSPECTIONS (MENDOT STD. NO. A20B)

- APPROVAL OF ALL WORK SHALL BE NECESSARY AT THE COMPLETION OF EACH OF THE FOLLOWING STAGES OF WORK AND SUCH BE OBTAINED BEFORE SUBSEQUENT STAGES OF WORK MAY BE COMMENCED. ADDITIONALLY, THE INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY OF THE FOLLOWING STAGES OF WORK:
- ANY CONSTRUCTION OR EXCAVATION REQUIRING INSPECTION THAT IS UNDERTAKEN WITHOUT INSPECTION IS SUBJECT TO RECONSTRUCTION AND REEXAVATION AT THE CONTRACTOR'S EXPENSE.
 - INSPECTION MUST BE SCHEDULED FOR THE FOLLOWING WORK:
 - COMPACTION AND PREPARATION OF EMBANKMENTS, EXCAVATIONS, AND SUBGRADE.
 - CONSTRUCTION OF FORMS FOR ALL CONCRETE STRUCTURES, INCLUDING CURBS, GUTTERS, AND SIDEWALKS.
 - EXCAVATION FOR STORM DRAINS AND CULVERTS.
 - PLACING OF CONCRETE IN STRUCTURES, INCLUDING CURBS, GUTTERS AND SIDEWALKS.
 - PLACING OF STORM DRAINS AND CULVERTS.
 - EXCAVATION AND BACKFILL FOR STRUCTURES AND PIPES AND PUBLIC UTILITIES. WATER AND SEWER FACILITIES MUST BE INSPECTED BY THE COMPANY/AGENCY WITH JURISDICTION.
 - CONSTRUCTION OF ROADSIDE DITCHES, DRAINAGE DITCHES, AND TRENCHES.
 - PLACING AND COMPACTING OF BASE MATERIAL. IF MORE THAN ONE COURSE OR TYPE OF BASE OR SUBBASE IS TO BE USED, APPROVAL SHALL BE NECESSARY FOR EACH COURSE AND/OR TYPE.
 - PLACING OF PAVEMENT OR SURFACING WITHIN 48 HOURS OF PAVING. ALL WATER CURING BOXES, CLEANOUTS AND MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO GRADE AND INSPECTED.
 - STRIPING AND SIGNING LAYOUT AND PLACEMENT.
 - FINAL CLEAN-UP.

GRADING STANDARD NOTES (MENDOT STD. NO. A20C)

- AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE COUNTY OF MENDOCINO DEPARTMENT OF TRANSPORTATION PRIOR TO ANY GRADING SHOWN ON THESE PLANS. CONTRACTOR SHALL ALSO COMPLY WITH ANY AND ALL GRADING PERMIT REQUIREMENTS ADMINISTERED BY THE COUNTY OF MENDOCINO PLANNING AND BUILDING SERVICES DEPARTMENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK WITH THE SOILS ENGINEER. ALL GRADING SHALL BE PERFORMED TO THE SATISFACTION OF THE SOILS ENGINEER AND SHALL BE IN CONFORMANCE WITH THE PROJECT SOILS REPORT.
 - ROAD SUBGRADE SHALL BE COMPACTED PER COUNTY STANDARD ROAD SPECIFICATIONS.
 - AS A MINIMUM, 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 15TH TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO ROADWAY. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING ALL CRITICAL EARTHWORK OPERATIONS SHALL BE PERFORMED DURING THE WET SEASON. FROM APRIL 15TH TO OCTOBER 15TH OR AS OTHERWISE APPROVED BY THE DEPARTMENT OF TRANSPORTATION. THE CLEARING OF EXISTING VEGETATION SHALL BE CONFINED WITHIN THE LIMITS OF ACTUAL EARTHWORK. STAGING OF THE WORK SHALL BE REQUIRED TO ENSURE THAT THE 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 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 PREVENT TRAPS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME THAT THE COUNTY ACCEPTS MAINTENANCE RESPONSIBILITY.
- | | |
|----------------------------------|------------------------------------|
| ITEM POUNDS PER ACRE | |
| "BLAND BRODE" | 20 |
| ANNUAL RYE GRASS | 30 |
| FERTILIZER 16-20-0 & 15% SULPHUR | 500 |
| STRAW MULCH | 4000 OR 3500 LBS OF WOOD CELLULOSE |
- THE ABANDONMENT OR ALTERATION OF ANY AND ALL SEPTIC SYSTEMS AND WELLS SHALL COMPLY WITH THE COUNTY OF MENDOCINO HEALTH DEPARTMENT REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE DUST CONTROL MEASURES FOR THE ENTIRE CONSTRUCTION PERIOD OF THIS PROJECT TO THE SATISFACTION OF THE COUNTY AND AIR QUALITY MANAGEMENT DISTRICT AS APPLICABLE.
 - PROJECTS GREATER THAN OR EQUAL TO ONE (1) ACRE IN SIZE WILL REQUIRE A CONSTRUCTION GENERAL PERMIT AND STORM WATER POLLUTION PREVENTION PLAN THROUGH THE APPROPRIATE REGIONAL WATER QUALITY CONTROL BOARD.
 - THE CONTRACTOR SHALL NOTIFY THE MENDOCINO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AT 234-6625 IMMEDIATELY IF HAZARDOUS WASTE OR MATERIAL IS ENCOUNTERED DURING EXCAVATION OF GRADING OPERATIONS.

UNDERGROUND CONSTRUCTION STANDARD NOTES (MENDOT STD. NO. A20D)

- NO GUARANTEE IS INTENDED 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 OWNER, THE ENGINEER, AND THE COUNTY OF MENDOCINO 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. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 24 HOURS BEFORE STARTING WORK.
- UNDERGROUND SERVICE ALERT: CALL TOLL FREE (800) 227-2600 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER MAINS AND LATERALS, SEWER MAINS, STORM DRAINS, GAS MAINS AND LATERALS, ELECTRICAL DISTRIBUTION LINES AND TELEPHONE LINES. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CIVIL ENGINEER IN RESPONSIBLE CHARGE OF THE WORK MAY ADJUST THE GRADE OF NEW STORM DRAIN CONSTRUCTION ACCORDINGLY WITH CONCURRENCE FROM THE COUNTY DEPARTMENT OF TRANSPORTATION.
- DISTANCES AND INVERTS ARE TO AND AT THE CENTER OF THE MANHOLES, CLEANOUTS, DROP INLETS, CATCH BASINS, AND YARD DRAINS OR AS MARKED ON THE DRAWINGS.
- ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.
- THE CONTRACTOR SHALL STAMP THE LETTER "S" ON THE FACE OF CURB DIRECTLY ABOVE THE SEWER LATERAL, AND THE LETTER "W" ON THE FACE OF CURB DIRECTLY ABOVE WATER SERVICES, AND "DN" ON FACE OF CURB DIRECTLY ABOVE A BLOW OFF OR AIR RELIEF VALVE. AT A DRIVEWAY THE STAMP SHALL BE PLACED AT THE BACK OF RAMP. THE LETTERS SHALL BE 4" HIGH AND COMPLETELY LEGIBLE. SURFACE MOUNTED TRANSFORMERS SHALL NOT BE USED UNLESS LOCATION OF SUCH UTILITIES ARE SHOWN ON THE PLANS AND APPROVED BY THE COUNTY.

DRAINAGE STANDARD NOTES (MENDOT STD. A20E)

- STORM DRAIN CONDUITS SHALL CONFORM TO CALTRANS SPECIFICATIONS AND SHALL BE R.C.P. PIPE, CORRUGATED METAL PIPE OR HDPE PLASTIC PIPE WITH SMOOTH INTERIOR WALL. CORRUGATED METAL PIPE SHALL NOT BE USED IN THE ROAD RIGHT-OF-WAY, EXCEPT FOR DRIVEWAY CULVERTS, CROSS CULVERTS, AND CREEK OUTLET OVER PIPE TO BE 36" EXCEPT WHERE SLURRY CEMENT BACKFILL IS PROVIDED PER MENDOT STD. A60C. THE MAXIMUM ALLOWABLE COVER SHALL BE LIMITED TO 3' FEET FOR ALL SIZES.
- ALL STORM DRAIN MANHOLES SHALL BE A MINIMUM OF 48" IN DIAMETER UNLESS OTHERWISE NOTED. MANHOLE FRAME AND COVER SHALL HAVE 24" CLEAR OPENING, AND BE HEAVY DUTY NON-ROCKING RAISED LETTERS ON TOP OF THE COVER SHALL READ "STORM DRAIN". PIPES SHALL NOT PROTRUDE INSIDE THE MANHOLE. PIPE ENDS SHALL BE ROUNDED.
- REINFORCED CONCRETE PIPE AND CAST-IN-PLACE STORM DRAIN PIPE SHALL BE PLACED AND BACKFILLED IN ACCORDANCE WITH STANDARD DRAWINGS A60A, A60B, AND A60C. STORM DRAIN WITHIN COUNTY MAINTAINED ROADS SHALL BE MINIMUM 18 INCH DIAMETER, WITH FOLLOWING EXCEPTIONS:
- LATERALS SERVING INDIVIDUAL PROPERTIES MAY BE 12 INCH DIAMETER DRIVEWAY CULVERTS MAY BE A MINIMUM OF 12 INCH DIAMETER

SIGNING, STRIPING AND PAVEMENT MARKINGS STANDARD NOTES (A20F&G)

- CONTRACTOR SHALL NOTIFY THE COUNTY DEPARTMENT OF TRANSPORTATION (DOT) OF CONTRACTOR'S INTENT TO PLACE ANY PAVEMENT MARKER, TRAFFIC STRIPE, PAVEMENT MARKING, AND PAVEMENT LEGEND LAYOUT LINES 10 WORKING DAYS BEFORE THE MARKER AND STRIPES WORK IS TO BE PERFORMED. ALL LABOR, EQUIPMENT AND MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
- ALL LAYOUT WORK IS TO BE PERFORMED BY THE CONTRACTOR AND SHALL BE FIELD APPROVED BY A COUNTY INSPECTOR BEFORE THE ACTUAL WORK BEGINS.
- PAVEMENT MARKERS AND TRAFFIC STRIPE DETAIL REFERENCE NUMBERS ARE SHOWN ON CALTRANS STANDARD PLANS A20-A, A20-B, A20-C AND A20-D.
- ROADSIDE SIGNS, ROADSIDE SIGNS SHALL BE AS SHOWN ON THE PLANS. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 56, "SIGNS", OF THE STANDARD SPECIFICATIONS, AND AS DIRECTED BY THE COUNTY DEPARTMENT OF TRANSPORTATION.
- SIGN PANELS SHALL CONFORM TO CURRENT CALTRANS SIGN PANEL SPECIFICATIONS. MINIMUM GRADE OF SIGN SHEETING MATERIAL SHALL BE TYPE 2, SUPER ENGINEERING GRADE, PER MOST CURRENT ASTM SPECIFICATION, OR HIGHER GRADE AS REQUIRED BY THE DOT DIRECTOR. SIGNS USED FOR SCHOOL AREA TRAFFIC CONTROL SHALL BE RETROREFLECTIVE OR ILLUMINATED, AS SHOWN ON PLANS.
- LOCATIONS OF ALL SIGNS SHALL BE AS SHOWN ON THE PLANS AND AS DIRECTED BY THE COUNTY.
- SIGN PANELS SHALL BE MOUNTED ON METAL OR WOOD POSTS AS SHOWN ON THE PLANS. POST MATERIALS AND INSTALLATION SHALL BE PER THE CALTRANS STANDARD PLANS AND SPECIFICATIONS. METAL POSTS SHALL BE WIDE-FLANGE METAL POSTS PER CALTRANS STANDARD SPECIFICATIONS. ALL FASTENERS AND ATTACHMENT HARDWARE SHALL BE GALVANIZED.
- MARKERS AND DELINEATORS: MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 82, "MARKERS AND DELINEATORS" OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS, AND AS DIRECTED BY THE COUNTY DEPARTMENT OF TRANSPORTATION DIRECTOR.
- LOCATION OF ALL MARKERS AND DELINEATORS SHALL BE AS SHOWN ON THE PLANS AND AS DIRECTED BY THE COUNTY DEPARTMENT OF TRANSPORTATION DIRECTOR.
- TRAFFIC STRIPES AND PAVEMENT MARKINGS, TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE AS SHOWN ON THE PLANS, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 84, "TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE STANDARD SPECIFICATIONS AND AS DIRECTED BY THE COUNTY DEPARTMENT OF TRANSPORTATION DIRECTOR.
- ALL STRIPING AND PAVEMENT MARKINGS, INCLUDING STOP LINES, AND ALL CHANNELIZING LINES SHALL BE THERMOPLASTIC UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS.
- THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS: THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKINGS AND PAVEMENT MARKINGS OF THE STANDARD SPECIFICATIONS.
- THERMOPLASTIC MATERIAL SHALL BE APPLIED AT A MINIMUM THICKNESS OF 0.125 INCH.
- PAVEMENT MARKERS: PAVEMENT MARKERS SHALL CONFLICT WITH THE PROVISIONS OF SECTION 85, "PAVEMENT MARKERS" OF THE STANDARD SPECIFICATIONS.
- PAINT/THERMOPLASTIC STRIPES AND PAVEMENT MARKINGS: EXISTING PAINT/THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKINGS. PAINT/THERMOPLASTIC STRIPES AND PAVEMENT MARKINGS SHALL BE REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 15-2, REMOVAL METHODS, OF THE CALTRANS STANDARD SPECIFICATIONS.
- RAISED PAVEMENT MARKERS: EXISTING RAISED PAVEMENT MARKERS WHICH CONFLICT WITH THE NEW TRAFFIC STRIPING AND PAVEMENT MARKING PLAN SHALL BE REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 15-2, REMOVAL METHODS, OF THE CALTRANS STANDARD SPECIFICATIONS.

PRESERVATION OF SURVEY MONUMENTS (MENDOT STD. A20J)

- CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHTS-OF-WAY, EASEMENTS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO CIVIL ENGINEER OR SURVEYOR IN RESPONSIBLE CHARGE OF THE WORK PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CIVIL ENGINEER OR SURVEYOR IN RESPONSIBLE CHARGE OF THE WORK SHALL COORDINATE WITH CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.
- CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO RESET ANY RECORD SURVEY MONUMENTS DAMAGED BY CONTRACTOR'S FORCES- PERSONNEL OR SUB-CONTRACTORS.

TRENCH RESTRICTION NOTES (MENDOT STD. A60B)

- BEDDING BELOW PIPES SHALL BE AS REQUIRED BY UTILITY OR AGENCY THAT OWNS THE FACILITY.
- 1/2" MIN. DR 6" MIN IF SLURRY CEMENT BACKFILL IS USED. SEE NOTE J0.
- RELATIVE COMPACTION DESIGNATED R.C.
- IF MINIMUM ROAD STRENGTH SHALL BE A MIN OF 3' ACON 12" CL. 2 A.B. OR SHALL MATCH EXISTING PAVEMENT THICKNESS WHICHEVER IS THICKER, UNLESS OTHERWISE SHOWN ON THE PLANS. STRUCTURAL SECTION IN SHOULDERS SHALL MATCH EXISTING AND SHALL BE A MIN OF 8" CL. 2 A.B. EXISTING CUT PAVEMENT SIX INCHES FROM EDGE OF TRENCH AFTER TRENCH IS BACKFILLED. SSI DESIGNATES SSI ASPHALTIC EMULSION PER CALTRANS STANDARD SPECIFICATION, SECTION 94, ASPHALTIC EMULSION.
- HAZARDOUS SPECIFICATIONS
- DRAIN ROCK SHALL BE EITHER OF THE NOMINAL SIZES DESIGNATED AS 1-1/2" BY 3/4" OR 2-1/2" BY 1-1/2"
- PIPE BEDDING AND TRENCH BACKFILL MATERIAL SHALL BE A WELL GRADED GRAVEL/SAND MATERIAL AND SHALL HAVE A MINIMUM SAND EQUIVALENT VALUE OF 20 AND SHALL CONFORM TO THE FOLLOWING GRADINGS:

	3"	1/2"	3/8"	PERCENT PASSING	NO.16	NO.30	NO.200
PIPE BEDDING	100	100	80 - 100	10 - 50	5 - 30	0 - 4	
TRENCH BACKFILL	100	100	80 - 100	35 - 100	20 - 100	0 - 4	
- IN ADDITION, WHEN TESTED WITH THE FOLLOWING SERIES OF SIEVES, NO MORE THAN 25% OF THE MATERIAL WILL BE RETAINED BETWEEN ANY ADJACENT SIEVES: 3/21/2", 2", 1-1/2", 1", 3/4", 1/2", 3/8", NO. 4, NO. 8, NO. 16, NO.30, NO. 50, NO. 100, AND NO. 200.
- AGGREGATE BASE CL. 2 A.B. DESIGNATES CLASS 2 A GRC GATE BASE AND SHALL CONFORM TO THE PROVISIONS OF SECTION 2 6 OF THE COUNTY STANDARD SPECIFICATIONS.
- NATIVE MATERIAL SHALL NOT CONTAIN ROCKS LARGER THAN 3"
- COMPACTION REQUIREMENTS: (AS SHOWN ON AGA AND IN THE FOLLOWING MODIFICATIONS)
 - DRAIN ROCK SHALL BE EITHER OF THE NORMAL SIZES DESIGNATED AT 1-1/2" BY 3/4" OR 2-1/2" BY 1-1/2"
 - PIPE BEDDING MATERIAL SHALL BE CONSOLIDATED WITH VIBRATORY COMPACTION EQUIPMENT TO A MINIMUM R.C. OF 90%.
 - GENERAL: THE COMPACTION REQUIREMENTS SHALL BE ACHIEVED UTILIZING METHODS AND EQUIPMENT APPROVED BY THE COUNTY. ANY METHOD OF COMPACTION WHICH FAILS TO UNIFORMLY ACHIEVE THE REQUIRED LEVELS OF COMPACTION THROUGHOUT THE LENGTH AND DEPTH OF TRENCHES SHALL BE DISCONTINUED. COMPACTION METHODS AND EQUIPMENT SHALL BE SUCH AS NOT TO DAMAGE THE INSTALLED PIPE, EXCEED ITS LOADING CAPACITY OR DISTURB ITS ALIGNMENT. FLOODING, PONDING OR JETTING WILL NOT BE ALLOWED.
 - MECHANICAL COMPACTION: TRENCH BACKFILL SHALL BE PLACED IN UNIFORM, HORIZONTAL LAYERS NOT EXCEEDING EIGHT (8) INCHES IN THICKNESS BEFORE COMPACTION. EACH LAYER SHALL BE COMPACTED USING MECHANICAL MEANS TO THE SPECIFIED DENSITY SHOWN ON THE PLANS. THE CONTRACTOR MAY, AT CONTRACTOR'S SOLE OPTION AND AT CONTRACTOR'S SOLE EXPENSE, CONSTRUCT A TEST TRENCH SECTION WHICH DEMONSTRATES METHODS, EQUIPMENT, OR MATERIALS WHICH WILL RELIABLY ACHIEVE THE REQUIRED COMPACTION IN LIFTS GREATER THAN 8 INCHES. AT ITS SOLE DISCRETION, THE COUNTY MAY INCREASE THE MAXIMUM ALLOWABLE LIFT THICKNESS PERMITTED BASED UPON THE RESULTS DEMONSTRATED BY THE TEST TRENCH SECTION. SHOULD SUBSEQUENT TESTING DEMONSTRATE THAT THE REQUIRED COMPACTION IS NOT BEING RELIABLY ACHIEVED, THE COUNTY MAY, AT ITS SOLE DISCRETION, REDUCE THE MAXIMUM LIFT THICKNESS TO ITS ORIGINAL VALUE OF 8 INCHES.
- TRENCHING METHODS: ROCK WHEEL TRENCHING SHALL BE ALLOWED FOR TRENCH CONSTRUCTION IN COUNTY ROADS. INSTALLATION OF CABLE USING THE PLOW METHOD SHALL NOT BE ALLOWED. TRENCH BASE: TRENCH BASE SHALL BE STABILIZED USING ADDITIONAL PIPE BEDDING; DRAIN ROCK, OR OTHER SUITABLE MATERIAL AS DIRECTED BY UTILITY, COUNTY DOT, OR CIVIL ENGINEER IN RESPONSIBLE CHARGE OF THE WORK.
- SLURRY CEMENT BACKFILL: SLURRY CEMENT BACKFILL MAY BE USED FOR TRENCH BACKFILL ONLY AS AUTHORIZED BY COUNTY DOT, BUT SHALL BE REQUIRED WHEN TRENCH WIDTHS OF LESS THAN 12 INCHES ARE REQUESTED. SLURRY CEMENT BACKFILL SHALL MEET THE REQUIREMENTS OF SECTION 19 - 306G. SLURRY CEMENT BACKFILL, OF THE CALTRANS STANDARD SPECIFICATIONS, UNLESS COUNTY DOT DIRECTOR APPROVES A SPECIFIC MIX DESIGN.

DISTURBED AREA

APPROXIMATE DISTURBED AREA OF SITE = 0.05 ACRES.

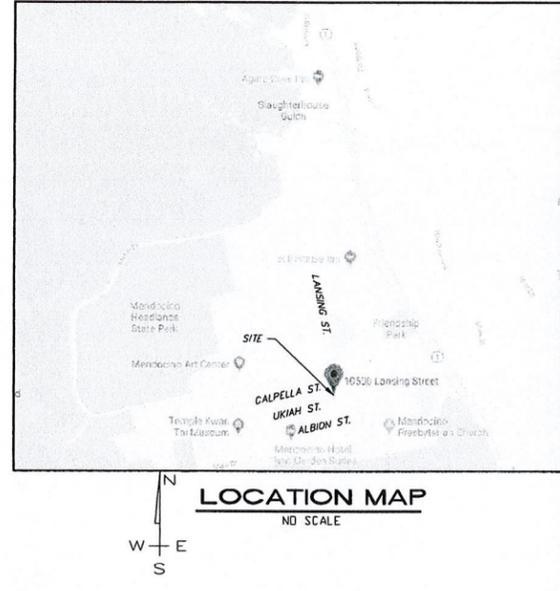
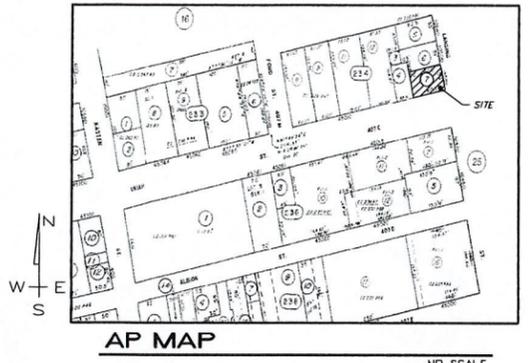
CONSTRUCTION SCHEDULE

TBD START WORK ON GRADING IMPROVEMENTS
TBD IMPROVEMENTS COMPLETED AND WINTERIZED.

ABBREVIATIONS/LEGEND

AB	AGGREGATE BASE	HDPE	HIGH DENSITY POLYETHYLENE		EXISTING CONCRETE TO REMAIN
AC	ASPHALT CONCRETE	HP	HIGH POINT		EXISTING ASPHALT TO REMAIN
ARCH	ARCHITECTURAL	INV	INVERT ELEVATION		EXISTING BUILDING TO REMAIN
BC	BEGIN CURVE	LP	LOW POINT		PROPOSED CONCRETE
BSW	BACK OF SIDEWALK	NP	NEW/PROPOSED		PROPOSED ASPHALT 3" AC OVER 6" CLASS 2 AGG. BASE
BVCE	BEGIN VERTICAL CURVE ELEVATION	OC	ON CENTER		REMOVE EXISTING HARDSCAPE
BVCS	BEGIN VERTICAL CURVE STATION	PC	POINT OF CURVATURE		APPROXIMATE ASSESSOR'S PARCEL LINE
BV	BOTTOM OF WALL	PCC	PORTLAND CEMENT CONCRETE		EXISTING FENCE
CB	CATCH BASIN	PVC	POINT OF REVERSE CURVE		
CL	CENTERLINE	PV	POLYVINYLCHLORIDE PIPE		
CNC	CONCRETE	R	RADIUS		
CPP	CORRUGATED PLASTIC PIPE	R.C.	RELATIVE COMPACTION		
DI	DRIP INLET	RCF	REINFORCED CONCRETE PIPE		
DI	DUCTILE IRON PIPE	R/W	RIGHT OF WAY		
DI	DIAMETER	S	SLOPE		
DWY	DRIVEWAY	SD	STORM DRAIN		
EG	END CURVE	SDD	STORM DRAIN DROP INLET		
EG	EXISTING GRADE	SDMH	STORM DRAIN MANHOLE		
ELEV	ELEVATION	SS	SANITARY SEWER		
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE		
ESMT	EASEMENT	SSCO	SANITARY SEWER CLEANOUT		
(EX)	EXISTING	STA	STATION		
FF	FINISH FLOOR	STD	STANDARD		
FG	FINISH GRADE	TC	TOP OF CURB		
FS	FINISH SURFACE	TG	TOP OF GRATE		
FL	FLOWLINE	TW	TOP OF WALL		
GB	GRADE BREAK	TYP	TYPICAL		
GR	GRATE ELEVATION	UND	UNLESS NOTED OTHERWISE		
H	HEIGHT	V	WATER		
		VM	WATER METER		

GRADING AND DRAINAGE PLANS FOR SAVINGS BANK OF MENDOCINO COUNTY
APN 119-234-07
10500 LANSING STREET MENDOCINO, CA



OWNER
SAVINGS BANK OF MENDOCINO COUNTY
PO BOX 3600, UKIAH, CA 95482

CONTACT
CORT MUNSSELLE
MUNSSELLE ENGINEERING
513 CENTER STREET
HEADLANDS, CA 95448
(707) 395-0968

INDEX OF DRAWINGS

- COVER SHEET
- OVERALL SITE PLAN, GRADING PLAN AND DETAILS

PROJECT DESCRIPTION

SIDEWALK ACCESSIBILITY ACCESS IMPROVEMENTS FRONTING THE SUBJECT PROJECT. SIDEWALK ACCESSIBILITY IMPROVEMENTS FOR THE ATM AREA.

GENERAL UNDERGROUND NOTES

- NO GUARANTEE IS INTENDED THAT UNDERGROUND OBSTRUCTIONS, NOT SHOWN ON THESE PLANS, WILL NOT BE ENCOUNTERED. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE, AND THE CONTRACTOR IS CAUTIONED THAT THE OWNER, THE ENGINEER, AND THE COUNTY OF SOMAHA 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. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 24 HOURS BEFORE STARTING WORK. HAND DIGGING IS REQUIRED IF TRENCH IS WITHIN 12" OF ANY EXISTING UTILITY.
- UNDERGROUND SERVICE ALERT: CALL TOLL FREE (800) 642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY BEFORE EXCAVATION OF TRENCHES. A COPY OF THE PERMIT MUST BE ON FILE WITH THE CITY BEFORE TRENCH EXCAVATION MAY BEGIN.
- CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH 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, CABLE TELEVISION LINES, AND TELEPHONE LINES. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BEFORE THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE PROJECT AND/OR DESIGN ENGINEER MAY ADJUST THE GRADE OF NEW SEWER AND STORM DRAIN CONSTRUCTION ACCORDINGLY WITH CONCURRENCE FROM THE COUNTY ENGINEER.
- DISTANCES AND INVERTS ARE TO AND AT THE CENTER OF THE MANHOLES, CLEANOUTS, DROP INLETS, CATCH BASINS, AND YARD DRAINS OR AS MARKED ON THE DRAWINGS.
- ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.

SURVEY NOTES

- TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PREPARED BY MUNSSELLE CIVIL ENGINEERING PERFORMED ON MAY 31, 2019.
- THE LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE AND/OR FROM INFORMATION OBTAINED FROM PUBLIC AND/OR UTILITY AGENCIES. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES, ANY INDIVIDUAL, COMPANY OR AGENCY USING THIS MAP MUST CONFIRM THE LOCATION OF ALL UNDERGROUND LINES OR STRUCTURES PRIOR TO COMMENCING ANY EXCAVATION.
- THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE SPECIFIC REQUEST OF THE CLIENT(S) AND/OR THEIR CONSULTANT(S). THE SURVEYOR ACCEPTS NO LIABILITY FOR USE OF THIS MAP BY ANY ONE OTHER THAN THE CLIENT(S) AND/OR CONSULTANTS FOR WHOM IT WAS PREPARED.
- APPROXIMATE ASSESSOR'S PARCEL LINES SHOWN HEREON ARE BASED ON BEST FIT TO EVIDENCE COLLECTED IN THE FIELD AND DO NOT CONSTITUTE A BOUNDARY SURVEY. THE PERFORMANCE OF A BOUNDARY SURVEY AND THE ANALYSIS OF LEGAL, CABLE TELEVISION LINES, AND TELEPHONE LINES DEPICTED HEREON WOULD BE REQUIRED IF PRECISE PROPERTY LOCATION AND BOUNDARY LIMITS ARE NEEDED OR CONCRETE.
- DESCRIPTION OF BENCHMARK: SURVEY CONTROL POINT #1 PK NAIL ELEVATION = 1300'00" CONTOUR INTERVAL = 1 FOOT VERTICAL DATUM IS ASSUMED
- BASIS OF BEARINGS: ASSUMED

MUNSSELLE CIVIL ENGINEERING
CIVIL ENGINEERING & SURVEYING
LAND PLANNING SERVICES
10500 LANSING STREET
MENDOCINO, CA 95448
(707) 492-8538

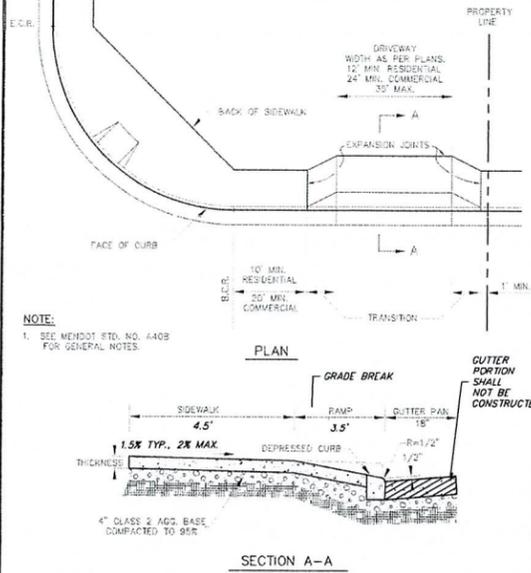
SAVINGS BANK OF MENDOCINO COUNTY
COVER SHEET
APN 119-234-07
10500 LANSING STREET
MENDOCINO, CA

DATE: 9/11/2019
JOB NO.: 107-19
SHEET NO.: 1
OF 2 SHEETS

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CURB, GUTTER, SIDEWALK, AND MEDIAN LANDSCAPE MAINTENANCE NOTES (MENDOT STD. NO. A40B)

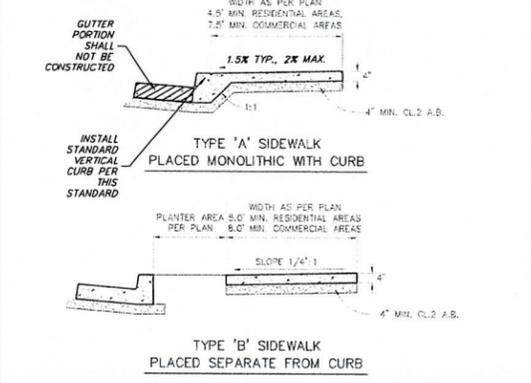
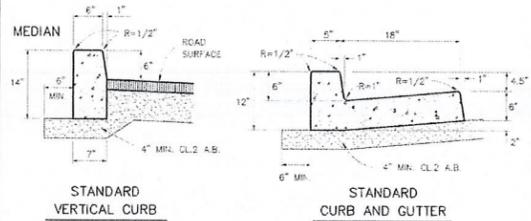
- CONCRETE SHALL BE CLASS 1, 1" MAXIMUM AGGREGATE SIZE PER CAL TRANS STANDARD SPECIFICATIONS AND SHALL CONTAIN NOT LESS THAN 6 BAGS OF CEMENT PER CUBIC YARD NO COLOR OR LAMP-BLACK SHALL BE ADDED UNLESS OTHERWISE SHOWN ON THE PLANS OR SPECIAL PROVISIONS.
- EXPANSION JOINTS, 1/2" INCH WIDE, SHALL BE PLACED AT BOTH SIDES OF DRIVEWAY APPROACHES, AT EACH SIDE OF DRAINAGE STRUCTURES, AT ENDS OF CURB RETURNS, AND AT 60 FEET ON CENTER. EXPANSION JOINTS SHALL BE ALIGNED THROUGH ADJACENT CURB, GUTTER AND SIDEWALK.
- WEAKENED PLANE JOINTS AT LEAST 1-1/2" INCH DEEP SHALL BE PLACED AT 15 FEET ON CENTER. WEAKENED PLANE JOINTS SHALL BE INSTALLED AT CENTER OF ALL DRIVEWAY APPROACHES OVER 20' WIDE.
- SCORE MARKS AT LEAST 1/4" INCH DEEP SHALL BE PLACED AT BACK OF CURB AND IN ALL SIDEWALKS TO ESTABLISH AN EQUAL SQUARE PATTERN BASED ON THE SIDEWALK WIDTH MAXIMUM SCORE MARK SPACING SHALL BE 5 FEET.
- SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION IN THE TOP 6" INCHES.
- EXISTING CONCRETE TO BE REPLACED SHALL BE REMOVED AT EXPANSION JOINTS, WEAKENED PLANE JOINTS OR SCORE MARKS. CONCRETE REMOVED AT WEAKENED PLANE JOINTS OR SCORE MARKS SHALL BE SAWCUT. SAWCUTS SHALL BE AT LEAST 1-1/2" INCH DEEP.
- NO UTILITY BOXES OR POLES SHALL BE PLACED IN THE SIDEWALK AREA WITHOUT THE WRITTEN APPROVAL OF THE DOT DIRECTOR.
- NEW WORK SHALL MATCH EXISTING IN SCORE PATTERN AND COLOR.
- NO CONCRETE SHALL BE PLACED UNTIL AFTER THE COUNTY INSPECTOR HAS APPROVED FORMS AND SUBGRADE.
- ALL EXPOSED EDGES SHALL BE ROUNDED WITH 1/2" INCH RADIUS TOOL.
- ALL SURFACES SHALL BE BROOM FINISHED.
- ALL SIDEWALKS CONSTRUCTED ADJACENT TO CURBS SHALL BE TYPE 'A', PLACED MONOLITHIC WITH CURB, UNLESS OTHERWISE SHOWN ON THE PLANS OR SPECIAL PROVISIONS.
- LANDSCAPE MAINTENANCE EASEMENTS (LME) SHALL BE MAINTAINED BY THE ENTITY TASKED WITH THAT RESPONSIBILITY THROUGH THE DEVELOPMENT PERMIT. SHOULD VEGETATION EVER POSE A SAFETY HAZARD THE MENDOCINO COUNTY ROAD COMMISSIONER RESERVES ALL OPTIONS UNDER CALIFORNIA STREETS AND HIGHWAYS CODE. SOME OPTIONS UNDER THE STREETS AND HIGHWAYS CODE ARE TO REMOVE THE VEGETATION OR CAUSE THE VEGETATION TO BE REMOVED BY OTHERS, AT THE RESPONSIBLE PARTIES EXPENSE. THE LANDSCAPE MAINTENANCE EASEMENT HOLDER SHALL BE CONSIDERED THE OWNER OF THE VEGETATION AND ALSO BE FINED FOR EACH DAY THE VEGETATION REMAINS IN PLACE AFTER DIRECTION BY THE ROAD COMMISSIONER TO REMOVE IT.
- THE ROAD BASEMENT SOILS AND BASE ROCK SECTION SHALL BE PROTECTED FROM SUBSURFACE WATER BY DESIGN AND MAINTENANCE OF SURFACE AND SUBSURFACE WATER INTERCEPTORS IN THE LANDSCAPE MAINTENANCE EASEMENTS (LME). DAMAGE TO THE ROAD SECTION AS A RESULT OF IMPROPER MAINTENANCE OF THE LME SHALL BE REPAIRED AT THE EXPENSE OF THE ENTITY TASKED WITH THAT RESPONSIBILITY THROUGH THE DEVELOPMENT PERMIT.
- NOTES REFER TO STANDARD A40A.



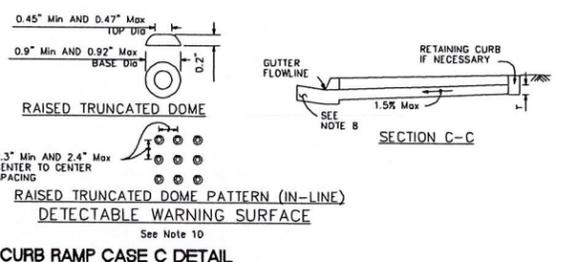
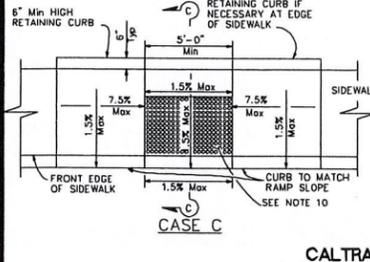
DRIVEWAY TYPE	THICKNESS	TRANSITION
RESIDENTIAL	6"	2'
COMMERCIAL	8"	4'

NOTE: THIS PROPERTY IS A COMMERCIAL PROPERTY AND SHALL MEET THE COMMERCIAL GUIDELINES

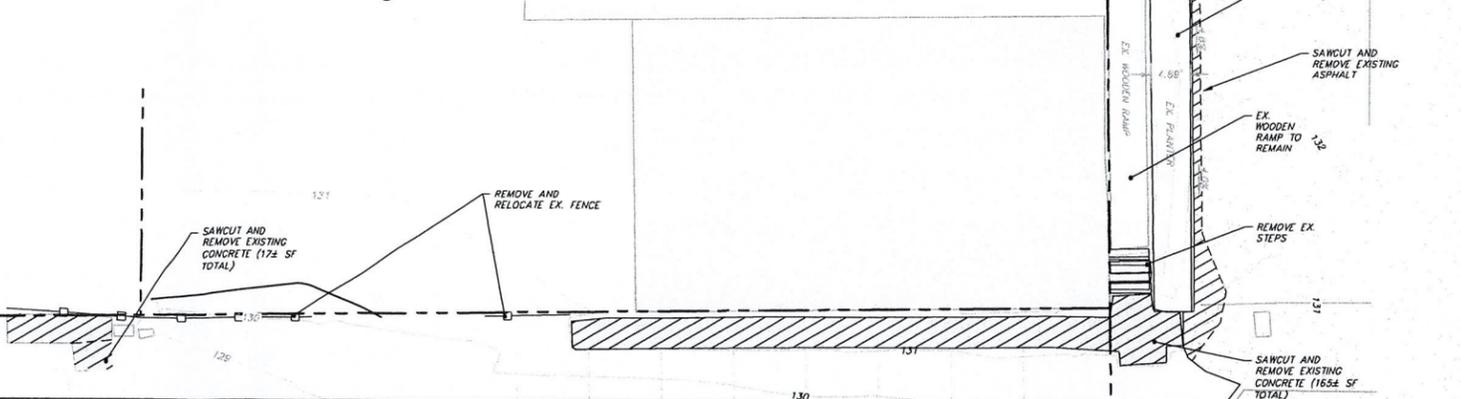
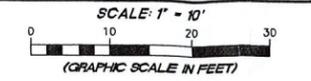
DRIVEWAY APPROACH	MINIMUM STD. NO.
URBAN ROADS	A50



CURB, GUTTER, SIDEWALK & MEDIAN	MENDOT STD. NO.
A40A	A40A

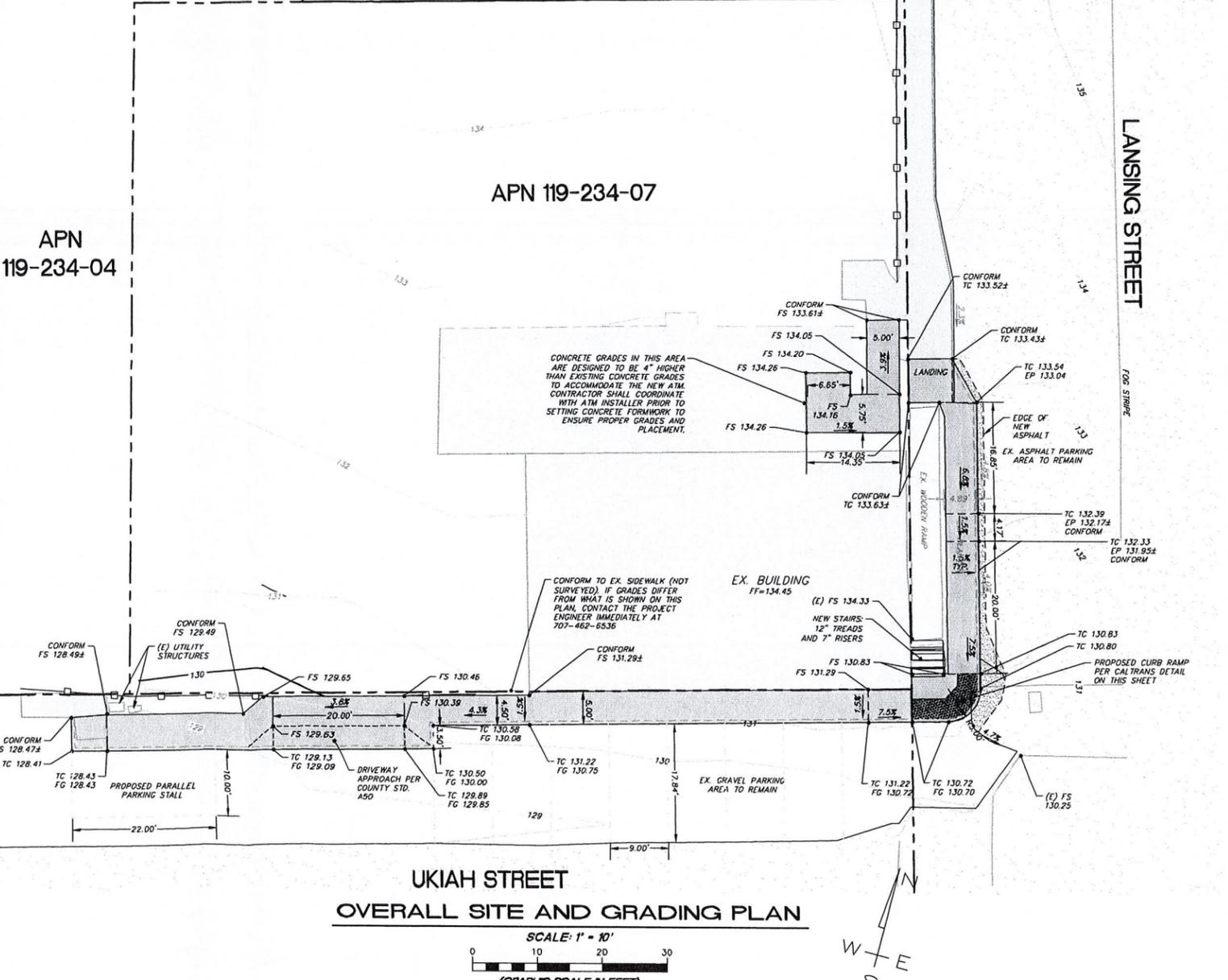


DEMOLITION PLAN

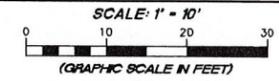


APN 119-234-04

APN 119-234-07



UKIAH STREET OVERALL SITE AND GRADING PLAN



REVISION	DESCRIPTION	DATE

MUNSELLE CIVIL ENGINEERING
 CIVIL ENGINEERING & SURVEYING
 & LANDSCAPE ARCHITECTURE SERVICES
 100 NORTH PINE STREET
 UKIAH, CA 95428
 (707) 462-6538



DATE: 9/11/2019
 PROJECT: APN 119-234-07
 SHEET: 2 OF 2

SAVINGS BANK OF MENDOCINO COUNTY
 OVERALL SITE AND GRADING PLAN
 APN 119-234-07
 10500 LANSING STREET
 MENDOCINO, CA

9/11/2019
 JOB NO. 107-19
 SHEET NO. 2

2
 OF 2 SHEETS

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