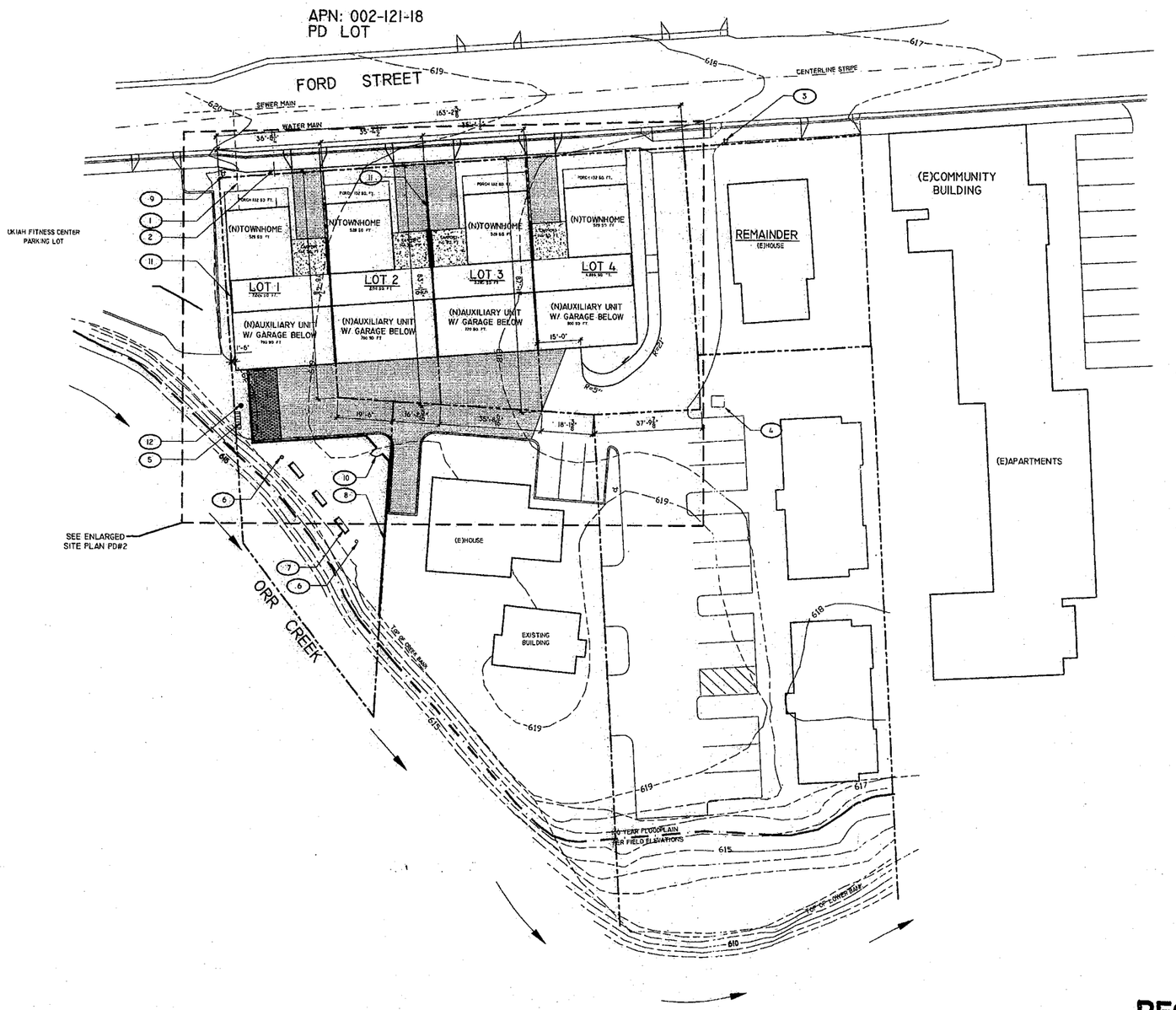
a43



SITE PLAN

1" = 20'-0"

GENERAL CONSTRUCTION NOTES

FLATWORK (NEW WORK)

A. ASPHALT CONCRETE DRIVEWAY (NEW WORK)

1. XXX

2. FINISH GRADE TO SLOPE AWAY FROM WALL @ 1/4" PER FT. PROVIDE 1/2" EXPANSION JOINT W/ FILLER STRIP @ EDGE OF FLAT WORK). PROVIDE DECK TO WALL FLASHING.

3. SEE DWG XXX FOR FLATWORK TO WALL FLASHING

B. CONCRETE (NEW WORK)

1. 4" CONCRETE ON NON-EXPANSIVE BASE W/ #3 REBAR CONT@ 2500 PSI. ALONG PERIMETER. EDGE FOOTING SHALL BE 6" WIDE. 1/8" WIDE CONTROL JOINTS SHALL BE LOCATED EVERY 12" IN BOTH DIRECTIONS AND 1/4" DEEP.

2. FINISH GRADE TO SLOPE AWAY FROM WALL @ 1/4" PER FT. PROVIDE 1/2" EXPANSION JOINT W/ FILLER STRIP @ EDGE OF FLAT WORK.

3. SEE DWG. XXX FOR FLATWORK TO WALL FLASHING.

C. BRICK PAVERS (NEW WORK)

KEY NOTES

1. (N) SEWER LATERAL TYP
2. (N) WATER LATERAL TYP
3. NEW FIRE HYDRANT
4. (E) 400 AMP TRANSFORMER
5. (N) BIKE RACK
6. (N) DECORATIVE LIGHT POLES:
   A. LIGHT POLES SHALL BE IN COMPLIANCE W/THE "DARK SKY" GUIDELINES.
   B. LIGHT SOURCES SHALL BE FULL CUT-OFF, HOODED, AND DOWN-CAST, OR OTHERWISE SHIELDED TO ENSURE THAT LIGHT DOES NOT ADVERSELY SHINE TOWARDS NEIGHBORING PROPERTIES.
   C. LIGHT POLES SHALL BE DECORATIVE IN DESIGN AND COMPATABLE WITH THE DESIGN OF THE (N) BUILDINGS.
   D. ALL LIGHTING SHALL BE THE MINIMUM WATTAGE NECESSARY TO PROVIDE ADEQUATE SECURITY.
   E. LIGHT FIXTURES SHALL BE 8'-10' HIGH.
7. (N) BENCHES
8. WROUGHT IRON FENCE:
   4'-0" HIGH BLACK WROUGHT IRON FENCE W/ 1/2"X1/2" SQUARE PICKETS IN 10'-0" SECTIONS. SECTIONS SUPPORTED BY 4"X4"X4'-0" CLEAR FINISHED WOOD POSTS.
9. (N) FIRE HYDRANT TYPE 76
10. (N) 4'-0 HIGH 3'-0" WIDE WROUGHT IRON FENCE GATE
11. (N) 6'-0 CEDAR WOOD FENCE W/ CLEAR FINISH BTW UNITS, TYP.
12. (E) OAK TREE.

MATERIAL LEGEND

(N) ASPHALT CONCRETE

(N)CONCRETE

(N)BRICK PAVERS

NOTE:
PREVIOUSLY APPROVED
FOUR THREE-BEDROOM, TWO STORY TOWNHOUSES WITH 1,290 SQUARE FEET EACH OF FLOOR AREA & FOUR TWO-BEDROOM, TWO STORY DWELLING UNITS WITH 880 SQUARE FEET EACH OF FLOOR AREA LOCATED ABOVE THREE-CAR GARAGES

RECEIVED
SEP 25 2014
CITY OF UKIAH
BUILDING/ PLANNING DEPARTMENT

SCALE: 1" = 20'
20' 10' 0' 20'
N

REVISIONS	DATE	BY

RUFF + ASSOCIATES

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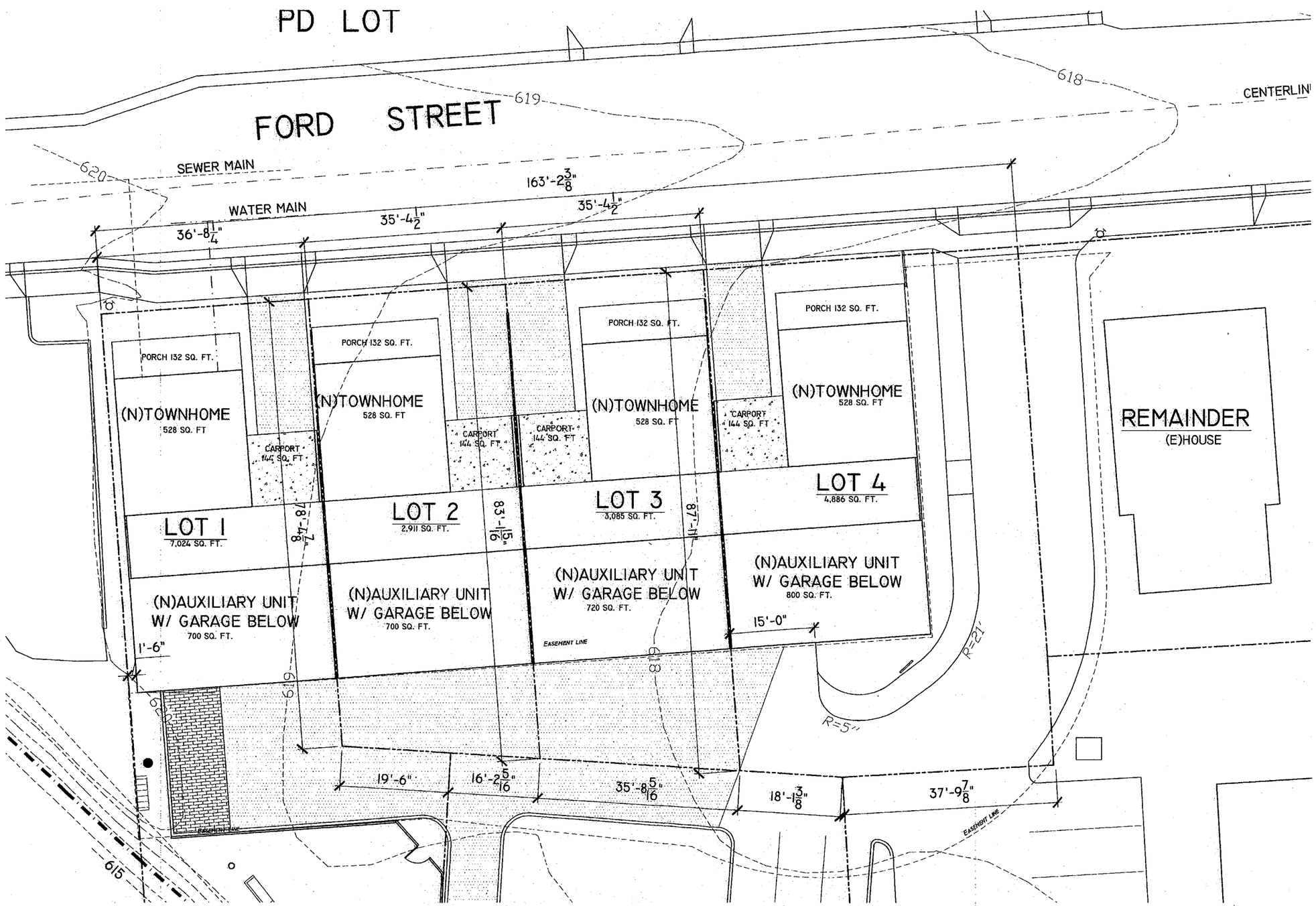
125 FORD ST, UKIAH CA 95482

SITE PLAN

DRAWN BY	Robfox
CHECKED BY	Jason B
DATE	FEB.-26-2008
JOB	
SCALE	AS NOTED
PAGE	PD.1



ENLARGED SITE PLAN

1/8" = 1'-0"

#	REVISIONS	DATE	BY

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ENLARGED SITE PLAN

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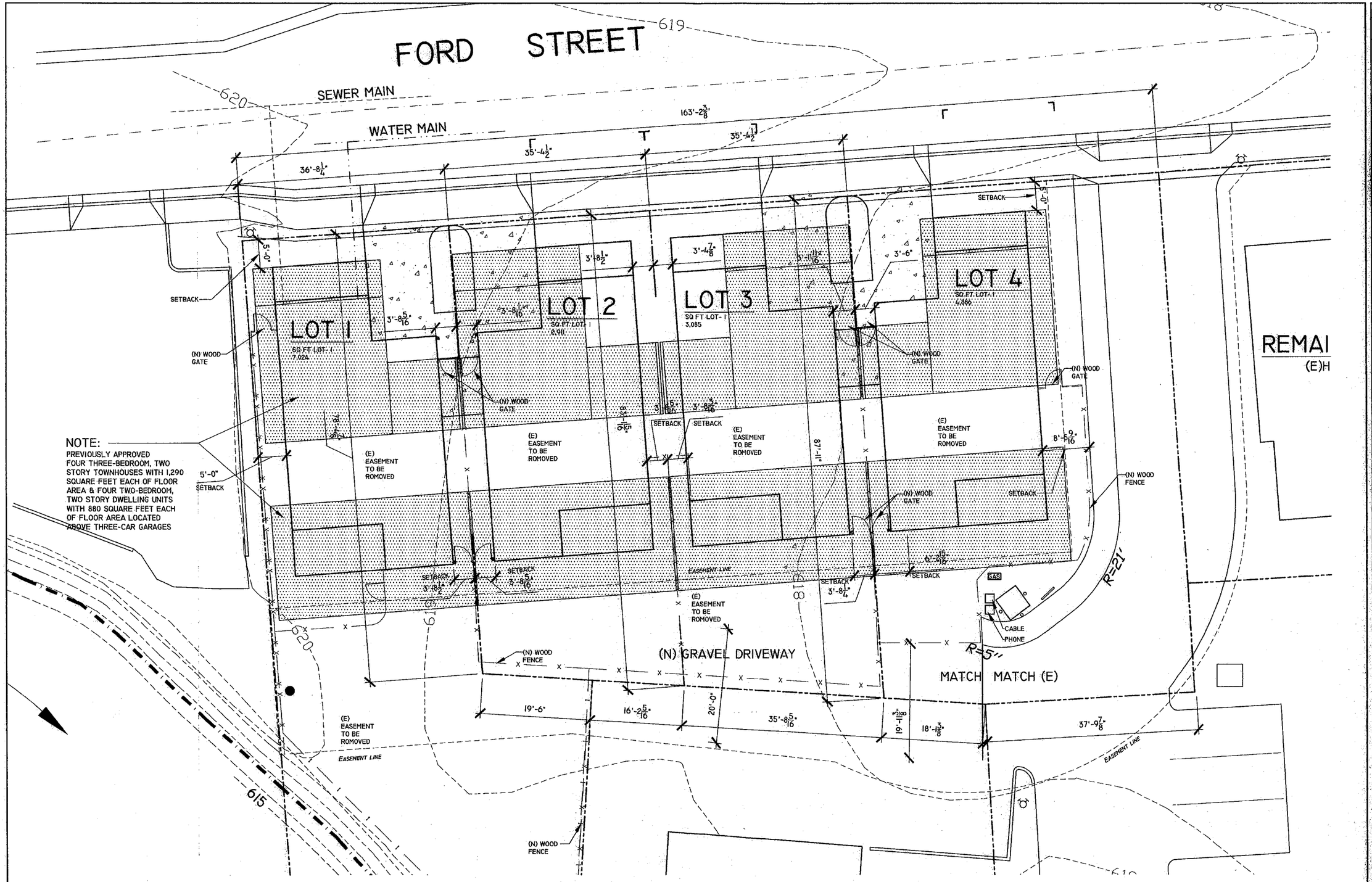
JOB	
SCALE	AS NOTED
PAGE	PD.2



ENLARGED SITE PLAN OVERLAID W/ PREV. APPROVED TOWNHOUSES

1/8" = 1'-0"

WITH (E) EASEMENTS REMOVED AS SHOWN

#	REVISIONS	DATE	BY

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ORR CREEK HOMES FOR:
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SHEET TITLE

SITE PLAN OVERLAY

DRAWN BY	ROB FOX
CHECKED BY	RPR
DATE SUBMITTED	
DATE CREATED	
SCALE	AS NOTED
PAGE	PD.3
SHEET	OF