

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

All improvement, grading and landscape plans for subdivisions, land divisions and site development shall conform to the following minimum requirements. All improvement plans are to be prepared by or under the direction of a Registered Civil Engineer. All landscape plans are to be signed by a Registered Landscape Architect.

The registered engineer preparing or overseeing the preparation of the improvement plan shall initial below that each of the minimum requirements have been submitted to help insure a complete submittal.

A. GENERAL REQUIREMENTS

_____ 24" x 36" maximum sheet size with 2" border and 1-½" at left side.

_____ 1/8" minimum height lettering, 1" = 50' minimum scale.

_____ North arrow and scale. North oriented to top or left side of sheets.

_____ Title block lower right hand corner. Location of title block to be the same on all sheets.

_____ Vicinity map.

_____ List of Standard Details used. Reference may be made to City, County and State Standards.

_____ Plans must be of a quality that will reproduce clear prints.

B. STREET IMPROVEMENT PLAN

_____ General Notes.

_____ Street alignment plan - lot and street right-of-way data, curb location.

_____ Street profile - TC elevations.

_____ Curb return data and profile including transition points for accessible ramps.

_____ Profile along curb line on cul-de-sacs.

_____ Storm drainage lines and structure location.

- _____ Drainage line profiles - structure location, slope, quantity of flow and hydraulic grade line elevations at each structure based on a 10-year frequency storm.
- _____ Grade elevation at center of cul-de-sacs.
- _____ Typical street section (public and private) with slopes to existing grade.
- _____ Street structural section chart if 2 or more streets are shown.
- _____ Cross-sections every 50' minimum when matching existing improvements.
- _____ Details
 - _____ Retaining Walls
 - _____ Special drainage structures
 - _____ Non-standard curbs and gutters

C. GRADING PLAN

- _____ General Notes
 - _____ Original contours by dashed or screened lines extended 100 feet beyond boundary.
 - _____ Finish contours by solid lines.
 - _____ Structures, wells, existing utilities to remain, be removed or relocated.
 - _____ Location, size and kind of tree to be removed or relocated. Show location of required tree protection.
 - _____ Slope locations. Typical section of top and toe of slopes.
 - _____ Pad, finish floor and garage floor elevations.
 - _____ TC elevations at returns, lot lines and catch basins.
 - _____ Catch basin locations.
 - _____ Location of lined or unlined ditches and typical section.
 - _____ Retaining wall locations, top of wall, bottom of wall and finish grade

elevations.

_____ Structural calculations for retaining walls that exceed 4 feet in height from the **bottom** of the footing or for any wall that supports a surcharge load. Please note a separate Building Permit is required for such retaining walls.

_____ Typical lot drainage pattern.

_____ Location of stockpiled material.

_____ Quantity of cut and fill.

D. PARKING LOT PLAN

_____ General Notes.

_____ Curb and sidewalk location.

_____ Curb, sidewalk and pavement grades.

_____ Pavement slope in percent and location of swales by arrows.

_____ Typical pavement and curb section.

_____ Striping, wheel stops, pavement markings and signs.

_____ Handicap parking space designation.

_____ Handicap ramp location.

_____ Light location and type.

_____ Drainage pipe and structures by size and type.

_____ Pipe flow lines and grade in percent.

_____ Quantity of flow for pipes 8" to 15" in diameter. Quantity and hydraulic grade line for 15" diameter and larger.

_____ Top of grate elevations.

_____ Location of underground utilities.

E. LANDSCAPE PLAN

_____ 24" x 36" maximum size sheets.

_____ 1/8" minimum lettering, 1" = 40' minimum scale. North arrow oriented to top of sheet.

_____ Block lower right hand corner. Same location on all.

_____ Submitted package to include the following:

_____ **Planting Plan and/or street tree plan with legend showing:**

Quantity and sizes of plant species, botanical and common names of all plants; % of shrubs at 5-gallon size and % of trees at 15-gallon size.

_____ **Irrigation Plan. With legend showing:** All irrigation lines and irrigation heads with sizing noted on piping; main lines 24" deep/laterals 18" deep. Irrigation system to conform to City of Alameda Standard Specifications.

_____ **Staking and/or Lighting Plan showing:** Paving and surface material proposed showing score lines/type and height of materials for all steps, retaining walls, walls, fences. Location and type of all lights with lights keyed to detail.

_____ **Grading and Drainage Plan with legend showing:** Location of all utility lines above and below ground. Existing contours (dotted lines) at 2 ft. or 5 ft. intervals and proposed contours (solid lines) at 2 ft. or 5 ft. intervals/spot elevations of critical points/all existing and man-made features (ridges, rock outcroppings, swales, etc.) and surface drainage from all paved and ground cover areas.

_____ **Tree Survey Plans:** Location, species and diameter of all trees to remain, be transplanted or removed. Can be included with planting plan if feasible without causing confusion.

_____ Construction/planting details shall be included on one sheet or on sheets to which they pertain: To include details, tree and shrub planting, steps, walls, mounds, trenches, ditches, fences, arbors, erosion controls, slope serration, vacuum breakers, etc.

F. EROSION CONTROL PLAN

_____ Erosion Control Notes

- _____ Construction Entrance/Gravel Driveway location
- _____ Straw Wattle
- _____ Catch Basin Protection
- _____ Hydroseeding/Slope Stabilization
- _____ Concrete Washout location
- _____ Waste Storage location and containment method
- _____ Stockpile/Material Storage Area location and containment method
- _____ Construction toilet location and containment method
- _____ If project requires a Stormwater Pollution Prevention Plan (SWPPP), provide the Waste Discharge Identification Number (WDIN) and Contact Person's name, address and telephone number.
- _____ Details

G. TREE PROTECTION PLAN

_____Dripline of Protected Trees

_____ Tree Protection as required by Arborist

_____ Tree Protection Notes (including Arborist Recommendations)

H. ADDITIONAL INFORMATION

_____Soils Report

_____Hydrological and Hydraulic Studies

_____Structural Calculations

_____Engineer's Estimate

_____Waste Management Plan