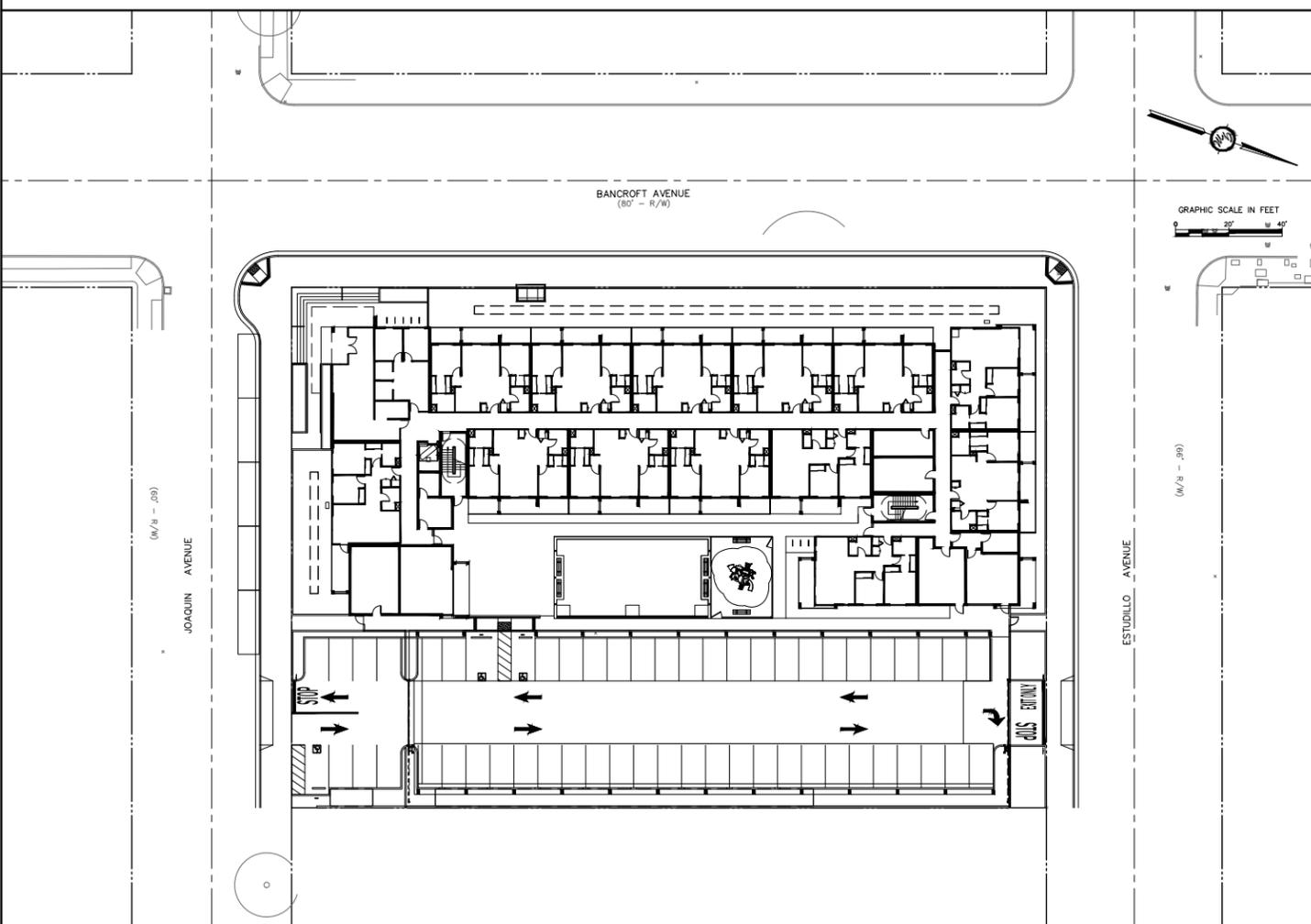


EXHIBIT V - COVER SHEET CIVIL ENGINEER IMPROVEMENT PLANS

1388 BANCROFT 1388 BANCROFT AVENUE SAN LEANDRO, CALIFORNIA IMPROVEMENT PLANS

AB	AGGREGATE BASE	R	RADIUS
AC	ASPHALTIC CONCRETE	(R)	RADIAL LINE
AD	AREA DRAIN	RCF	REINFORCED CONCRETE PIPE
AL	AREA LIGHT	RM	RISE ELEVATION
ANC	ANCHOR	RT	RIGHT
ANG PT	ANGLE POINT	ROW	RIGHT OF WAY
AP	ANCHOR POLE	S	SLOPE
ARV	AIR RELIEF VALVE	SD	STORM DRAIN
ASB	AGGREGATE SUB-BASE	SDMH	STORM DRAIN MANHOLE
BC	BEGINNING OF CURVE	SF	SQUARE FEET
BOC	BACK OF CURB	SHT	SHEET
BOW	BACK OF SIDEWALK	SL	STREET LIGHT
BM	BENCH MARK	SS	SANITARY SEWER
BO	BLOWOFF	SSCO	SANITARY SEWER CLEANOUT/RISER
BPD	BACKFLOW PREVENTION DEVICE	SSMH	SANITARY SEWER MANHOLE
BVC	BEGINNING OF VERTICAL CURVE	STA	STATION
BW	BOTTOM OF WALL	STD	STANDARD
CATV	CABLE TELEVISION	SW	SIDEWALK
C&G	CURB AND GUTTER	T	TELEPHONE LINE
CB	CATCH BASIN	TBO	TEMPORARY BLOWOFF
CCP	CAST IRON PIPE	TC	TOP OF CURB
CL	CENTERLINE	TELE	TELEPHONE
CMP	CORRUGATED METAL PIPE	TS	TRAFFIC SIGNAL
CO	CLEANOUT	TW	TOP OF WALL
CONF	CONFORM	TYP	TYPICAL
CONC	CONCRETE	UNO	UNLESS NOTED OTHERWISE
COTG	CLEANOUT TO GRADE	VAR	VARIES
DDCV	DOUBLE DETECTOR CHECK VALVE	VC	VERTICAL CURVE
CY	CUBIC YARDS	VCP	VITRIFIED CLAY PIPE
DI	DROP INLET	VERT	VERTICAL
DIP	DUCTILE IRON PIPE	W	WITH
DWG	DRAWING	W/O	WITHOUT
DWY	DRIVEWAY	WM	WATER METER
(E)	EXISTING	WV	WATER VALVE
EA	EACH	YL	YARD LIGHT
EC	END OF CURVE		
EG	EXISTING GRADE		
ELEC	ELECTRIC		
ELECTRO	ELECTROLIER		
ELEV	ELEVATION		
EP	EDGE OF PAVEMENT		
EVC	END OF VERTICAL CURVE		
FM	FIELD MEASUREMENT		
FC	FACE OF CURB		
FF	FINISH FLOOR		
FG	FINISH GRADE		
FH	FIRE HYDRANT		
FI	FIELD INLET		
FL	FLOW LINE		
G	GAS MAIN		
GAS V	GAS VALVE		
GM	GAS METER		
GB	GRADE BREAK		
GR	GRATE ELEVATION		
GV	GATE VALVE		
HC	HANDICAP		
HGL	HYDRAULIC GRADE LINE		
HOR	HORIZONTAL		
HP	HIGH POINT		
INT	INTERSECTION		
INV	INVERT ELEVATION		
JP	JOINT POLE		
LP	LOW POINT		
LT	LEFT		
MAX	MAXIMUM		
MH	MANHOLE		
MIN	MINIMUM		
MON	MONUMENT		
(N)	NEW		
NTS	NOT TO SCALE		
OD	OUTSIDE DIAMETER		
P	PAVEMENT		
PCC	PORTLAND CONCRETE CEMENT		
PI	POINT OF INTERSECTION		
PV	POST INDICATOR VALVE		
POC	POINT OF CURVE		
PRC	POINT OF REVERSE CURVATURE		
PUE	PUBLIC UTILITY EASEMENT		
PVC	POLY VINYL CHLORIDE		
PVIC	POINT OF VERTICAL INTERSECTION		
PL	PROPERTY LINE		



EXISTING	PROPOSED	DESCRIPTION
	AL	AREA LIGHT
BO	BO	BLOWOFF
	BL	BRUSH LINE
BT	BT	BUILDING
CIV	CIV	CABLE TV LINE
	CB	CATCH BASIN
	CONC	CONCRETE
	CURB	CURB
	C&G	CURB & GUTTER
	C&S	CURB, GUTTER & SIDEWALK
	CUT	CUT/FILL LINE
	DL	DAYLIGHT LINE
DI	DI	DROP INLET
E	E	ELECTRIC LINE
EL	EL	ELECTROLIER
F	F	FENCE
FH	FH	FIRE HYDRANT
FM	FM	FIRE MAIN
FP	FP	FLAG POLE
G	G	GAS MAIN
GV	GV	GAS VALVE
GM	GM	GAS METER BUY ANCHOR
GT	GT	JOINT TRENCH
M	M	MONUMENT
SS	SS	SANITARY SEWER CLEANOUT
SSL	SSL	SANITARY SEWER LINE
SSMH	SSMH	SANITARY SEWER MANHOLE
S	S	SIGN
SLO	SLO	SLOPE
SD	SD	STORM DRAIN LINE
SDMH	SDMH	STORM DRAIN MANHOLE
T	T	TELEPHONE LINE
TV	TV	TELEPHONE VAULT
TS	TS	TRAFFIC SIGNAL
TR	TR	TRANSFORMER
UP	UP	UTILITY POLE
VG	VG	VALLEY GUTTER
W	W	WALL
WGV	WGV	WATER GATE VALVE
WM	WM	WATER MAIN
WMT	WMT	WATER METER
WV	WV	WATER VALVE

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1388 BANCROFT AVENUE
SAN LEANDRO, CA 94577
APN: 77-524-12-4



LEGEND

TOPOGRAPHIC SURVEY PROVIDED BY OWNER
& PREPARED BY:
HOUBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS
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PALO ALTO, CA 94306
(650) 617-5930

OWNER:
EDEN REALTY
P.O. BOX 126
SAN LEANDRO, CA 94577

GEOTECHNICAL ENGINEER:
JOHN R. DYE, P.E., G.E.
CORNERSTONE EARTH GROUP
PROJECT NO. 887-1-1
1270 SPRINGBROOK ROAD, SUITE 101
WALNUT CREEK, CALIFORNIA 94597
T: 925-988-9500

NO.	DATE	ISSUES AND REVISIONS	BY
1.	6/14/18	ENTITLEMENT SET	
2.	8/21/18	REVISION 1	

PROJECT INFORMATION

DESCRIPTION	DATE
C0.0 COVER SHEET	8/21/2018
C1.0 TOPOGRAPHIC SURVEY	AS SHOWN
C2.0 SITE PLAN	
C3.0 GRADING PLAN	
C3.1 SECTIONS	
C4.0 STORM WATER CONTROL PLAN	2018.051
C5.0 UTILITY PLAN	

SHEET INDEX

DATE	SCALE	AS SHOWN
PROJECT NUMBER	2018.051	
COMPUTER FILE		
PROJECT NAME		
DESCRIPTION	COVER SHEET	
SHEET NUMBER	C0.0	

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SITE PLAN



- THE FOLLOWING CONDITIONS ARE BASED ON INFORMATION IN THE GEOTECHNICAL REPORT PREPARED BY CORNERSTONE EARTH GROUP, DATED MAY 20, 2016:
 - APPROXIMATELY 2 FEET OF UNDOCUMENTED CLAYEY TO WELL-GRADED SAND FILL WAS ENCOUNTERED BELOW THE SURFACE. THIS LOOSE FILL SHOULD BE OVER-EXCAVATED AND RE-COMPACTED WITHIN THE PROPOSED BUILDING FOOTPRINT. ANY UNDOCUMENTED FILLS ENCOUNTERED DURING THE DEMOLITION OF THE NORTHERN BUILDING BASEMENT LEVEL SHOULD ALSO BE RE-COMPACTED PRIOR TO NEW FILL PLACEMENT.
 - A PORTION OF THE BUILDING WILL STRADDLE DEEPER FILL THAT WILL BE REQUIRED TO FILL THE EXISTING BASEMENT. DEEPER FILL TRANSITIONS SHOULD BE OVER-EXCAVATED AT AN INCLINATION OF 3:1 OR FLATTER AND REBUILT WITH ENGINEERED FILL TO REDUCE THE POTENTIAL FOR DIFFERENTIAL MOVEMENT BENEATH AT-GRADE STRUCTURES. SINCE UNDOCUMENTED FILL WILL NEED TO BE OVER-EXCAVATED, THIS FILL TRANSITION WILL BE PARTIALLY MITIGATED DURING SITE GRADING.
 - THE CORROSION POTENTIAL FOR BURIED METALLIC STRUCTURES, SUCH AS METAL PIPES, IS CONSIDERED MODERATE. METAL PIPES INSTALLED AS PART OF THE PROJECT SHOULD HAVE SPECIAL PROTECTION INCORPORATED PER THE RECOMMENDATIONS OF JEH CORROSION CONSULTANTS.
- THE APPLICANT SHALL REDUCE STORM WATER POLLUTION BY IMPLEMENTING THE FOLLOWING POLLUTION SOURCE CONTROL MEASURES:
 - STRUCTURES SHALL BE DESIGNED TO DISCOURAGE THE OCCURRENCE AND ENTRY OF PESTS INTO BUILDINGS, THUS MINIMIZING THE NEED FOR PESTICIDES. THE TRASH AREA SHALL BE SEPARATED FROM THE REST OF THE BUILDING BY CONCRETE OR MASONRY WALLS SO THAT PESTS THAT GAIN ACCESS TO THE AREA ARE LESS LIKELY TO ACCESS THE REST OF THE BUILDING.
 - ALL STORM DRAINS SHALL BE MARKED "NO DUMPING, DRAINS TO BAY" CITY STANDARD PLAN DWG NO 204.
 - ALL STORM DRAIN INLETS NOT IN THE BIOTENTION AREAS SHALL HAVE "UNITED STORM WATER" TRASH CAPTURE DEVICES OR APPROVED EQUAL.
 - ALL ON-SITE STORM DRAINS SHALL BE INSPECTED AND, IF NECESSARY, CLEANED AT LEAST TWICE A YEAR IMMEDIATELY PRIOR TO THE RAINY SEASON.
 - SIDEWALKS AND PARKING LOTS SHALL BE SWEEP REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS. STEAM CLEANING OR LOW VOLUME PRESSURE WASHING MAY BE PERFORMED ONLY AFTER PRE-CLEANING USING DRY METHODS, SPOT CLEANING AND RECOVERY IN STAINED AREAS AND REMOVAL OF ALL MOBILE POLLUTANTS. DEBRIS RESULTING FROM PRESSURE WASHING SHALL BE TRAPPED AND COLLECTED TO PREVENT ENTRY IN THE STORM DRAIN SYSTEM. WASH WATER CONTAINING ANY SOAP CLEANING AGENT OR DEGREASER SHALL NOT BE DISCARDED TO THE STORM DRAIN.
 - INTERIOR FLOOR DRAINS (IF ANY) SHALL NOT BE CONNECTED TO THE STORM DRAIN SYSTEM.
 - AIR CONDITIONING CONDENSATE SHALL BE DIRECTED TO LANDSCAPED AREAS. ANY AIR CONDITIONING CONDENSATE THAT DISCHARGES TO LAND WITHOUT FLOWING TO A STORM DRAIN MAY BE SUBJECT TO THE REQUIREMENT OF THE STATE WATER RESOURCES CONTROL BOARD'S (SWRCB) STATEWIDE GENERAL WASTE DISCHARGE REQUIREMENTS (WDRS) FOR DISCHARGES TO LAND WITH A LOW THREAT TO WATER QUALITY.

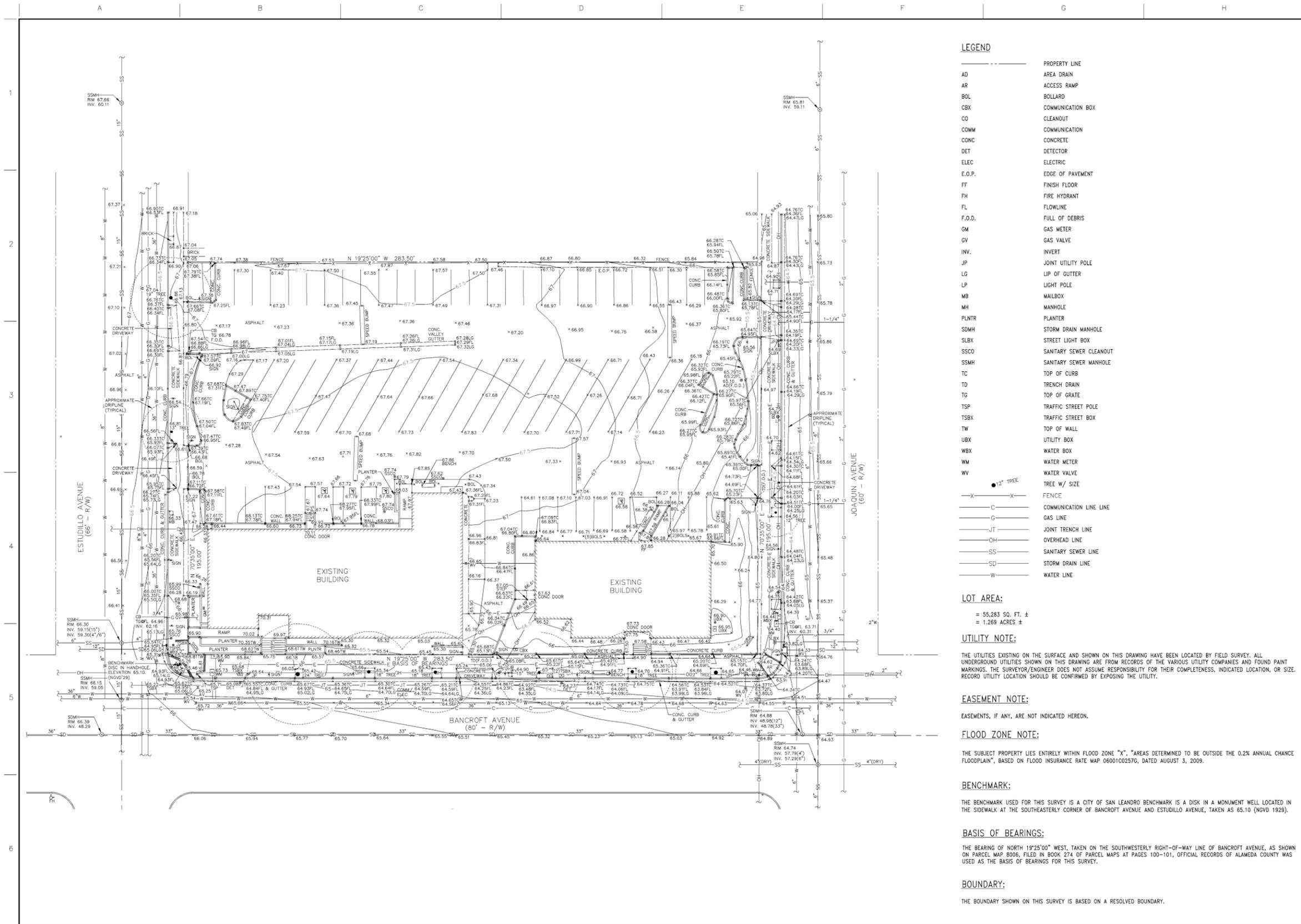
ABBREVIATIONS

VICINITY MAP

NOTES

SHEET INDEX

EXHIBIT W - TOPOGRAPHIC SURVEY



LEGEND

- AD PROPERTY LINE
- AR AREA DRAIN
- AR ACCESS RAMP
- BOL BOLLARD
- CBX COMMUNICATION BOX
- CO CLEANOUT
- COMM COMMUNICATION
- CONC CONCRETE
- DET DETECTOR
- ELEC ELECTRIC
- E.O.P. EDGE OF PAVEMENT
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOWLINE
- F.O.D. FULL OF DEBRIS
- GM GAS METER
- GV GAS VALVE
- INV. INVERT
- JP JOINT UTILITY POLE
- LG LIP OF GUTTER
- LP LIGHT POLE
- MB MAILBOX
- MH MANHOLE
- PLNTR PLANTER
- SDMH STORM DRAIN MANHOLE
- SLBX STREET LIGHT BOX
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TD TRENCH DRAIN
- TG TOP OF GRATE
- TSP TRAFFIC STREET POLE
- TSBX TRAFFIC STREET BOX
- TW TOP OF WALL
- UBX UTILITY BOX
- WBX WATER BOX
- WM WATER METER
- WV WATER VALVE
- WV TREE W/ SIZE
- X-X FENCE
- C COMMUNICATION LINE LINE
- G GAS LINE
- JT JOINT TRENCH LINE
- OH OVERHEAD LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE

LOT AREA:

- = 55,283 SQ. FT. ±
- = 1.269 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND FOUND PAINT MARKINGS. THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON FLOOD INSURANCE RATE MAP 06001C0257G, DATED AUGUST 3, 2009.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF SAN LEANDRO BENCHMARK IS A DISK IN A MONUMENT WELL LOCATED IN THE SIDEWALK AT THE SOUTHEASTERLY CORNER OF BANCROFT AVENUE AND ESTUDILLO AVENUE, TAKEN AS 65.10 (NGVD 1929).

BASIS OF BEARINGS:

THE BEARING OF NORTH 19°25'00" WEST, TAKEN ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BANCROFT AVENUE, AS SHOWN ON PARCEL MAP 8006, FILED IN BOOK 274 OF PARCEL MAPS AT PAGES 100-101, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARY:

THE BOUNDARY SHOWN ON THIS SURVEY IS BASED ON A RESOLVED BOUNDARY.

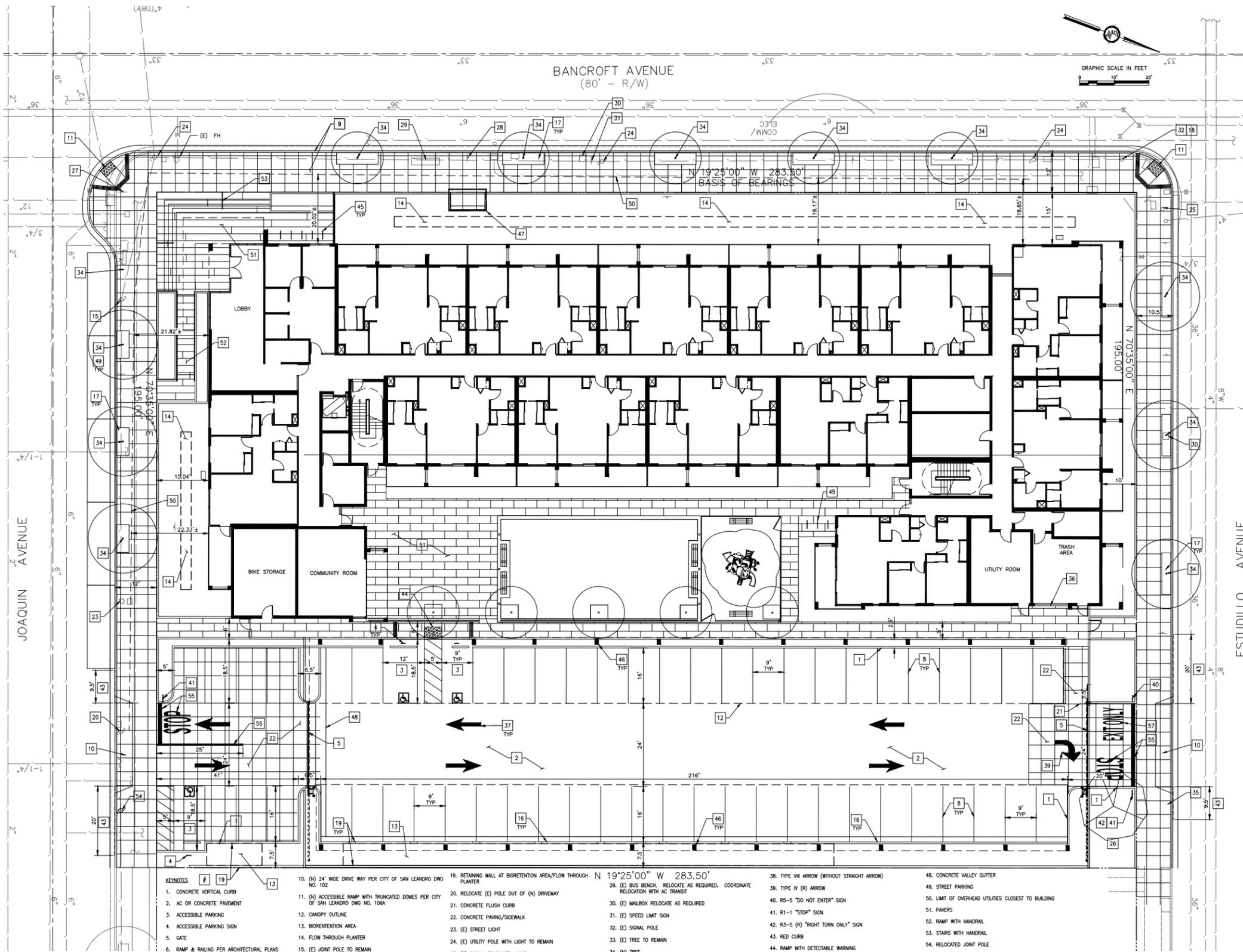
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TOPOGRAPHIC SURVEY
1300 BANCROFT
1300-1380 BANCROFT AVE
SAN LEANDRO, CA

Date 08-04-2016
Scale AS SHOWN
Drawn RJD
Checked BJH
Job 11285.32
Sheet
C1.0
1 of 1 Sheets

EXHIBIT X - SITE PLAN SHEET CIVIL ENGINEER



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DATE: 8/21/2018
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PROJECT NUMBER: 2016.051
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 PROJECT NAME:

DESCRIPTION:
SITE PLAN

SHEET NUMBER:
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- KEYNOTES**
- 1. CONCRETE VERTICAL CURB
 - 2. AC OR CONCRETE PAVEMENT
 - 3. ACCESSIBLE PARKING
 - 4. ACCESSIBLE PARKING SIGN
 - 5. GATE
 - 6. RAMP & RAILING PER ARCHITECTURAL PLANS
 - 7. TRUNCATED DOMES
 - 8. 4" WHITE STRIPE
 - 9. (N) CURB, GUTTER & SIDEWALK PER CITY OF SAN LEANDRO STANDARD DWG NO. 100
 - 10. (N) 24" WIDE DRIVE WAY PER CITY OF SAN LEANDRO DWG NO. 102
 - 11. (N) ACCESSIBLE RAMP WITH TRUNCATED DOMES PER CITY OF SAN LEANDRO DWG NO. 106A
 - 12. CANOPY OUTLINE
 - 13. BIORETENTION AREA
 - 14. FLOW THROUGH PLANTER
 - 15. (E) JOINT POLE TO REMAIN
 - 16. CURB & GUTTER
 - 17. TREE WELL PER CITY STANDARD DWG NO. 436 OR 438A
 - 18. (N) R3-1 ACTIVATED BLANK OUT SIGN ON (E) TRAFFIC SIGNAL POLE
 - 19. RETAINING WALL AT BIORETENTION AREA/FLOW THROUGH PLANTER
 - 20. RELOCATE (E) POLE OUT OF (N) DRIVEWAY
 - 21. CONCRETE FLUSH CURB
 - 22. CONCRETE PAWING/SIDEWALK
 - 23. (E) STREET LIGHT
 - 24. (E) UTILITY POLE WITH LIGHT TO REMAIN
 - 25. (E) SIGNAL POLE WITH LIGHT
 - 26. TRANSFORMER
 - 27. RELOCATE (E) "STOP" SIGN
 - 28. (E) BUS SIGN
 - 29. (E) BUS BENCH, RELOCATE AS REQUIRED. COORDINATE RELOCATION WITH AC TRANSIT
 - 30. (E) MAILBOX RELOCATE AS REQUIRED
 - 31. (E) SPEED LIMIT SIGN
 - 32. (E) SIGNAL POLE
 - 33. (E) TREE TO REMAIN
 - 34. (N) TREE
 - 35. REMOVE (E) TREE
 - 36. ROLL UP DOOR TO TRASH AREA
 - 37. TYPE I ARROW
 - 38. TYPE VII ARROW (WITHOUT STRAIGHT ARROW)
 - 39. TYPE IV (R) ARROW
 - 40. R5-5 "DO NOT ENTER" SIGN
 - 41. R1-1 "STOP" SIGN
 - 42. R3-5 (R) "RIGHT TURN ONLY" SIGN
 - 43. RED CURB
 - 44. RAMP WITH DETECTABLE WARNING
 - 45. BIKE RACK
 - 46. CAR PORT COLUMN
 - 47. (N) BUS STOP SHELTER. COORDINATE LOCATION AND CONSTRUCTION WITH AC TRANSIT
 - 48. CONCRETE VALLEY GUTTER
 - 49. STREET PARKING
 - 50. LIMIT OF OVERHEAD UTILITIES CLOSEST TO BUILDING
 - 51. PAVERS
 - 52. RAMP WITH HANDRAIL
 - 53. STAIRS WITH HANDRAIL
 - 54. RELOCATED JOINT POLE
 - 55. STOP BAR AND "STOP" LEGEND
 - 56. DETAIL 22 CENTERLINE
 - 57. "EXIT ONLY" LEGEND

EXHIBIT AA - STORM WATER CONTROL PLAN

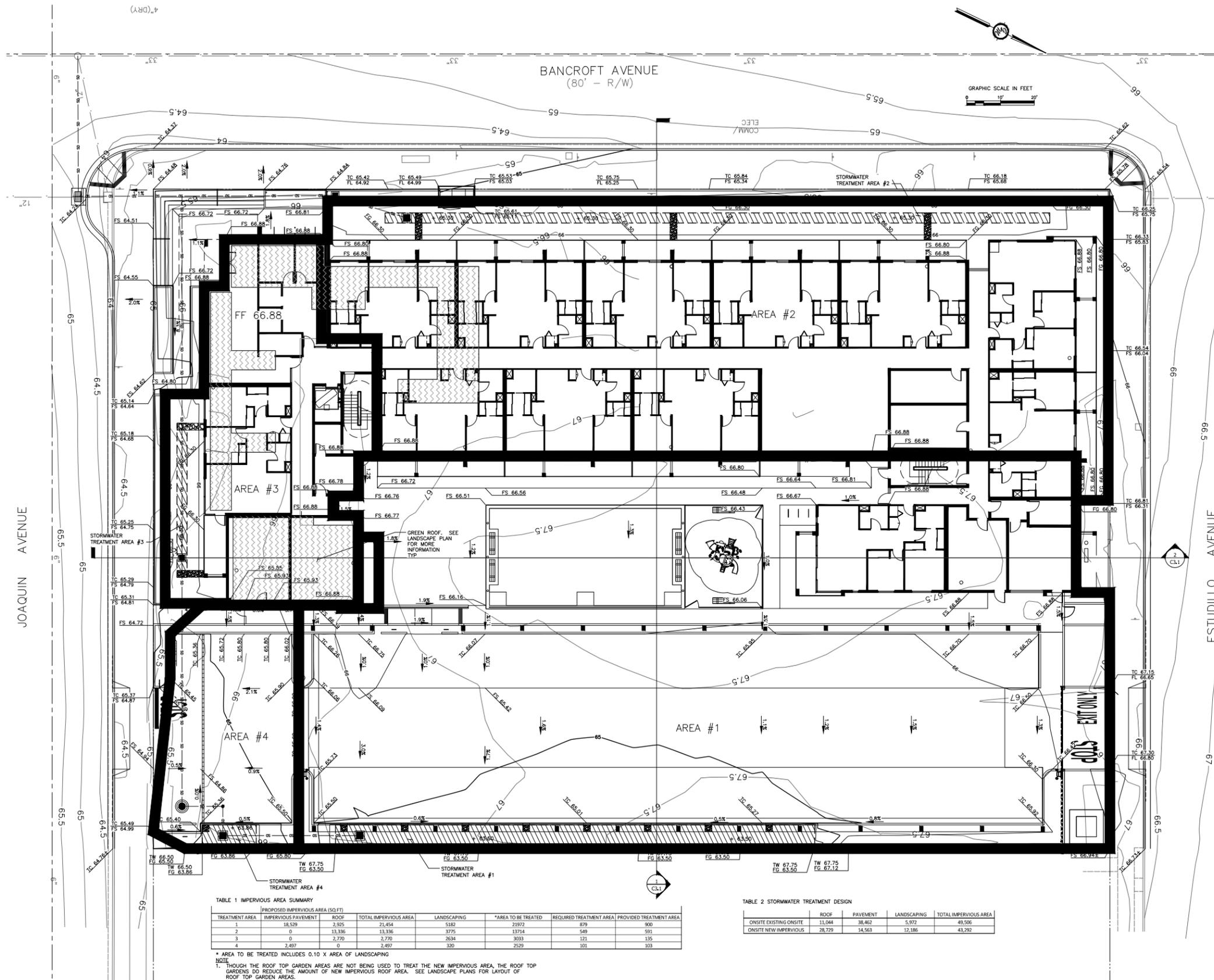


TABLE 1 IMPERVIOUS AREA SUMMARY

TREATMENT AREA	PROPOSED IMPERVIOUS AREA (SQ FT)	ROOF	PAVEMENT	LANDSCAPING	TOTAL IMPERVIOUS AREA	*AREA TO BE TREATED	REQUIRED TREATMENT AREA	PROVIDED TREATMENT AREA
1	18,529	2,925	21,454	5182	21,972	21,972	879	900
2	0	13,336	13,336	3775	17,111	17,111	549	591
3	0	2,770	2,770	2634	5,404	5,404	121	135
4	2,497	0	2,497	320	2,817	2,817	101	103

* AREA TO BE TREATED INCLUDES 0.10 X AREA OF LANDSCAPING

NOTE: 1. THROUGH THE ROOF TOP GARDEN AREAS ARE NOT BEING USED TO TREAT THE NEW IMPERVIOUS AREA, THE ROOF TOP GARDENS DO REDUCE THE AMOUNT OF NEW IMPERVIOUS ROOF AREA. SEE LANDSCAPE PLANS FOR LAYOUT OF ROOF TOP GARDEN AREAS.

TABLE 2 STORMWATER TREATMENT DESIGN

	ROOF	PAVEMENT	LANDSCAPING	TOTAL IMPERVIOUS AREA
ONSITE EXISTING ONSITE	11,044	38,562	5,972	49,566
ONSITE NEW IMPERVIOUS	28,729	14,563	12,186	43,292

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DESCRIPTION
STORM WATER CONTROL PLAN

SHEET NUMBER
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