AGENDA Tuesday, February 13, 2018

A. ROLL CALL

B. MINUTES

   B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, January 23, 2018. (MOTION)

C. WRITTEN COMMUNICATIONS

D. ORAL COMMUNICATIONS (Anyone wishing to address the Commission on any planning item not on the Agenda may take the podium and state his/her name and address clearly for the recorder.)

E. PUBLIC HEARINGS

F. STAFF REPORTS

   F.1 JS-18-1, a Joint Staff Committee Review, to construct a duplex at 37136 Magnolia Street (APN: 92-61-15) – from Associate Planner Mangalam. (REVIEW OPTIONAL)

G. COMMISSION MATTERS

   G.1 Report on City Council actions.

H. ADJOURNMENT

Pursuant to Government Code 54957.5: Supplemental materials distributed less than 72 hours before this meeting, to a majority of the Planning Commission, will be made available for public inspection at this meeting and at the Planning Division Counter located at 37101 Newark Boulevard, 1st Floor, during normal business hours. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection.
A. ROLL CALL

At 7:30 p.m., Chairperson Fitts called the meeting to order. All Planning Commissioners were present.

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, December 12, 2017.

Vice-Chairperson Aguilar moved, Commissioner Bridges seconded, to approve the Minutes of December 12, 2017. The motion passed 4 AYES, 1 ABSTENTION (Otterstetter).

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 A conditional use permit, U-17-12, to allow for two temporary special outdoor events, The Bay Area Night Market, to be held at 300 Newpark Mall Road (APN: 901-0111-022-00).

Deputy Community Development Director Interiano gave the staff report.

Answering Vice-Chairperson Aguilar, DCDD Interiano confirmed that the Police and Fire Departments will be reminded of the event dates. DCDD Interiano also stated the Applicant will be obtaining a separate Fire Permit for these events.

Chairperson Fitts opened the Public Hearing.
Applicant Ria Albella, 2088 West Lagoon Road, Pleasanton, CA 94566, stated she has read and is in agreement with the Conditions listed in Resolution 1954.

Discussion ensued on Newpark Mall’s address.

Answering Commissioner Nillo, Ms. Albella stated the owners of the Newpark Mall and the participating Vendors are aware of possible cancellation of the events due to inclement weather.

Answering Chairperson Fitts, Ms. Albella stated last year’s Night Market was successful and caused no issues for the City.

Chairperson Fitts closed the Public Hearing.

Motion by Commissioner Nillo, seconded by Commissioner Bridges, to approve Resolution 1954, allowing two outdoor special events to be held at 300 Newpark Mall. Motion passed 5 AYES.

F. STAFF REPORTS

F.1 ASR-17-17, an Architectural and Site Plan Review, to demolish and replace an existing restaurant, Ray’s Sushi, with a completely new restaurant, Lazy Dog, located at 3100 Newpark Mall (APN: 901-0111-017).

Associate Planner Mangalam gave the staff report.

Mr. Jared Taylor, 10 South Grant Street, Roseville, CA 95670, representing Lazy Dog Restaurants LLS, gave a presentation of their proposal.

Answering Chairperson Fitts, Mr. Taylor stated all partners have read and are in agreement with the Conditions listed in Resolution 1955.

Answering Chairperson Fitts, Mr. Taylor stated the finishings including the tower, patio area, and bar in each Lazy Dog Restaurant are essentially the same, but the building’s footprints are modified to suit each location. Mr. Taylor also stated that there will be no dancing nor live entertainment at this location.

Answering Vice-Chairperson Aguilar, Mr. Taylor discussed construction timelines.

Vice-Chairperson Aguilar commented that he liked the proposed landscaping, additional parking spaces and the improvements to the curbs, sidewalks and gutters.
Vice-Chairperson Aguilar and Commissioner Otterstetter commented that they had enjoyed their experience at other Lazy Dog restaurants.

Answering Commissioner Otterstetter, Assistant City Manager Grindall stated staff is currently working with the property owners of the neighboring businesses to improve their parking lot.

Motion by Commissioner Nillo, seconded by Chairperson Fitts, to approve Resolution 1955, with Exhibit A, pages 1 through 14, approving ASR-17-17, an Architectural and Site Plan Review, to demolish and replace an existing restaurant, Ray’s Sushi, with a new restaurant, Lazy Dog, located at 3100 Newpark Mall (APN: 901-0111-017). Motion passed 5 AYES.

ACM Grindall stated that this item will be presented at the February 8, 2018 City Council Meeting.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

ACM Grindall informed the Planning Commission that the project at 8215 Thornton Avenue was not brought up for review by the City Council and the owners did not appeal the Planning Commission’s decision.

Commissioners’ Comments

Answering Chairperson Fitts, ACM Grindall stated the McDonald’s rebuild project is currently on hold due to legal issues.

Answering Vice-Chairperson Aguilar, ACM Grindall gave approximate timelines for workshops and public hearings to discuss the Newpark Mall Specific Plan.

H. ADJOURNMENT

At 8:00 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, January 23, 2018.

Respectfully submitted,

[Signature]
TERRENCE GRINDALL
Secretary
JS-18-1, a Joint Staff Committee Review, to construct a duplex at 37136 Magnolia Street (APN: 92-61-15) – from Associate Planner Mangalam. (REVIEW OPTIONAL)

**Background/Discussion** – Mr. and Mrs. Li, property owners, have submitted an application to construct a duplex at 37136 Magnolia Street.

The subject site is on the north side of Magnolia Street, approximately 200 feet east of Graham Avenue. It is zoned R-2500 (Medium Density Residential – 2,500 District) and has a Medium Density Residential General Plan Land Use Designation. As per Section 17.16.200 of the Newark Municipal Code, in the medium density residential districts, all new buildings shall be reviewed by Joint Staff Committee comprising of the Community Development Director, the Public Works Director and the Fire Chief or their designated alternatives. A duplex is a permitted use in the medium residential district.

The applicant proposes to build a duplex with one unit on the ground and the other on the second floor. Each unit consists of living, dining, kitchen areas and four bedrooms. The City’s off-street parking requirement is satisfied by the provision of two attached single-car garages, two uncovered spaces (i.e., one garage space and one uncovered space per unit) and an uncovered guest parking space. The proposed duplex meets all the zoning requirements of Newark Municipal Code including maximum coverage of 35% site area, minimum usable open space of 400 square feet/unit, minimum landscaping requirement of 25% site area etc.

The appearance of the proposed two-story building as a duplex is minimized by providing a single porch ‘gabled entry’ on the front side. The City’s multi-family residential design guidelines’ objective of minimizing the appearance of the attached garage is aided by providing vehicular entry from the side instead of the front. In addition, there is a false window with shutters on the garage wall facing the street. Exterior wall material consists of combination of siding and stucco with composition shingle roof. The 20 feet front yard between uncovered parking spaces and the right-of-way will be landscaped. There is also a proposed 4 feet high wall to screen the proposed parking spaces from street view. The applicant proposes to add six new trees, three in the front yard and three in the rear yard.

The Joint Staff Committee has approved this application with Exhibit A, pages 1 through 10, and the conditions in the attached letter.

**Environmental**

The proposed project is categorically exempt from the California Environmental Quality Act per Section 15303, Class 3b, “New Construction or Conversion of Small Structures - A duplex or similar multi-family residential structure, totaling no more than four dwelling units”.

Plan Commission Meeting February 13, 2018
Action – Planning Commission review of this item is optional.

Attachment
1. Conditions of approval
2. Architectural Drawings (Exhibit A, pages 1 through 10)
February 5, 2018

Mr. and Mrs. Li  
37136 Magnolia Street  
Newark, CA  94560

Dear Mr. and Mrs Li,

Subject: Approval of JS2017-001, a Joint Staff Committee Review, for a duplex at 37136 Magnolia Street

The joint Staff Committee has reviewed and approved your application at 37136 Magnolia Street with exhibit A, pages 1 through 10, subject to the following conditions:

The Planning Division

a. There shall be no roof-mounted equipment other than satellite dishes, other similar television or radio antennas, and solar equipment. A/C units shall not be mounted on the roof.

b. All lighting shall be directed on-site so as not to create glare off-site, as required by the Community Development Director.

c. Parking lot cleaning with sweeping or vacuum equipment shall not be permitted between 7:00p.m. and 8:00a.m.

d. Construction site trailers and buildings located on-site shall be used for office and storage purposes only, and shall not be used for living or sleeping quarters. Any vehicle or portable building brought on the site during construction shall remain graffiti free.

e. Measures to respond to and track complaints pertaining to construction noise shall include: (1) a procedure and phone numbers for notifying the City of Newark Building Inspection Division and Newark Police Department (during regular construction hours and off-hours); and (2) a sign posted on-site pertaining to the permitted construction days and hours and
complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours).

f. Garages shall only be used for automobile parking.

g. The site and its improvements shall be maintained in a neat and presentable condition, to the satisfaction of the Community Development Director. This shall include, but not be limited to, repainting surfaces damaged by graffiti and site clean-up. Graffiti removal/repainting and site cleanup shall occur on a continuing, as needed basis. Any vehicle or portable building brought on the site during construction shall remain graffiti free.

h. All exterior utility pipes and meters shall be painted to match and/or complement the color of the adjoining building surface, as approved by the Community Development Director.

i. Color elevations shall be submitted by the applicant as part of this application to be reviewed and approved by the Planning Commission and City Council. The building elevations shall reflect all architectural projections such as roof eaves, bay windows, greenhouse windows, chimneys and porches. A site plan showing the building locations with respect to property lines shall also show the projections. Said elevations shall specify exterior materials. Any minor changes shall be submitted for the review and approval of the Community Development Director to assure consistency with the approved project.

j. Prior to the issuance of a building permit, the roof material as submitted by the applicant as part of this application shall be reviewed and approved by the Planning Commission and City Council. All roof material shall consist of fire retardant shake roof, concrete tile, or a roof of similar noncombustible material. Mansard roofs with the above material may be used to screen tar and gravel roofs. All roofs shall be of Class C fire resistant construction or better. Composition shingles shall be Presidential-style or of comparable quality, subject to the review and approval of the Community Development Director.

k. Prior to the issuance of a building permit, the project shall be submitted for the review and approval of Republic Services and the Community Development Director, in that order. The appropriate garbage, refuse and recycling service shall be approved prior to the issuance of a Certificate of Occupancy, as required by the Community Development Director. No refuse, garbage or recycling shall be stored outdoors except within the approved trash and recycling containers.

l. During project construction, if historic, archeological or Native American materials or artifacts are identified, work within a 50-foot radius of such find shall cease and the City shall retain the services of a qualified archeologist and/or paleontologist to assess the significance of the find. If such find is determined to be significant by the archeologist and/or paleontologist, a resource protection plan conforming to CEQA Section 15064.5 shall be prepared by the archeologist and/or paleontologist and approved by the Community Development Director. The plan may include, but would not be limited to,
Community Development Director. The plan may include, but would not be limited to, removal of resources or similar actions. Project work may be resumed in compliance with such plan. If human remains are encountered, the County Coroner shall be contacted immediately and the provisions of State law carried out.

m. Prior to their installation, mailbox locations and designs shall be approved by the Community Development Director and Newark Postmaster, in that order. The mailbox compartments of centralized mailboxes shall identify the individual dwelling units with permanent, easily legible lettering.

n. Prior to the issuance of a Certificate of Occupancy, roll-up garage doors with automatic garage door openers shall be provided for each unit.

o. Prior to final inspection and utility release for each unit, the applicant shall pre-wire each unit for satellite and cable television connections, as required by the Community Development Director. The exterior connections for the pre-wire shall be made to the roof and not on the side elevation walls of the units.

p. Prior to the issuance of a Building Permit, fence details shall be submitted for the review and approval of Community Development Director.

q. Prior to the issuance of a Certificate of Occupancy, the parking areas, aisles and access drives shall be installed and striped as shown on the approved site plan. Guest parking spaces shall be clearly marked as reserved for guests, as approved by the Community Development Director.

r. Prior to the issuance of a Building permit, the applicant shall pay the Development impact fees in effect at the time.

The Engineering Division

s. The project must be designed to minimize pollution or contamination of stormwater runoff from the site to satisfy permit requirements under the Municipal Regional Stormwater Permit (MRP) issued to the City of Newark by the San Francisco Bay Regional Water Quality Control Board as Order No. 2015-0049, approved November 19, 2015. Provision C.3.i of this permit requires any detached single-family home projects that create and/or replace 2,500 square feet or more of impervious surface area to implement specific site design measures that may include directing stormwater runoff from impervious surfaces to vegetated areas or for re-use. All site design measures must be constructed and fully functional prior to a Certificate of Occupancy.

f. The developer shall submit a grading and drainage plan for review and approval by the City Engineer. This plan must be based upon a City benchmark and needs to include pad and finish floor elevations of the proposed structure, proposed on-site property grades, proposed elevations at property lines, and sufficient elevations on all adjacent properties to
show existing drainage patterns. All pavements shall drain at a minimum of one percent. The developer shall ensure that all upstream drainage is not blocked and that no ponding is created by this development. Any construction necessary to ensure this shall be the developer's responsibility.

u. Where a grade differential of more than a 1-foot is created along the boundary lot lines between the proposed development and adjacent property, the developer shall install a masonry retaining wall unless a slope easement is approved by the City Engineer. Said retaining wall shall be subject to review and approval of the City Engineer.

v. Prior to issuance of a Certificate of Occupancy or release of utilities for any building, common vehicle access ways and parking facilities serving said building shall be paved in accordance with the recommendation of a licensed engineer based on a Traffic Index of 5.0 and striped as shown on the approved site plan.

w. Prior to issuance of a Certificate of Occupancy or release of utilities for each dwelling unit, the on-site drive aisles and uncovered parking facilities shall be installed and striped as shown on the approved site plan. All on-site uncovered parking facilities and drive aisles shall be drained at a minimum slope of 1.0% for asphalt surfaces and 0.3% for Portland cement concrete surfaces.

x. All utilities including, but not limited to, electric, telephone and cable television services shall be provided underground for the proposed duplex building from the nearest utility pole riser or any additional riser pole that may be required in accordance with the City of Newark Subdivision Standards. The developer shall enter into an agreement with the City of Newark to pay for the cost of future undergrounding of services along the project frontage at such time as an undergrounding project takes place on this segment of Magnolia Street.

y. Any proposed utility connections and/or underground work within structurally sound street pavement must be bored or jacked. Open street cuts will not be permitted on Magnolia Street without approval by the City Engineer.

z. Prior to the issuance of a Certificate of Occupancy, any and all damage to existing public improvements and/or any damage as a result of construction activity associated with this project shall be repaired to the satisfaction of the City Engineer.

aa. The developer shall retain a licensed landscape architect to prepare working drawings for landscape plans in accordance with City of Newark requirements. All landscape plans are subject to the review and approval of the City Engineer.

bb. Landscape construction plans shall be developed in accordance with Newark Municipal Code Section 15.44.080 related to Bay Friendly Landscaping Practices and City of Newark standard details.

cc. This project is subject to all applicable requirements of the State of California’s Model
Water Efficient Landscape Ordinance. The landscape design plan package, including the
design plans, shall include all applicable requirements specified in this ordinance.

dd. Prior to installation by the developer, plant species, location, container size, quality, and
quantity of all landscaping plants and materials shall be reviewed and approved by the City
Engineer. All plant replacements shall be to an equal or better standard than originally
approved subject to approval by the City Engineer.

eo. Prior to the release of utilities or issuance of any Certificate of Occupancy, all landscaping
and irrigation systems shall be completed or guaranteed by a cash deposit deposited with
the City in an amount to cover the remainder of the work.

ff. Prior to issuance of Certificate of Occupancy or release of utilities, the developer shall
guarantee all trees for a period of 6 months and all other plantings and landscape for 60
days after completion thereof. The developer shall insure that the landscape shall be
installed properly and maintained to follow standard horticultural practices. All plant
replacements shall be to an equal or better standard than originally approved subject to
approval of the City Engineer.

Any above ground utility structures, including backflow prevention devices, and
appurtenances, shall be installed within the developer’s property line and a minimum of 10
feet behind the street face of curb. The backflow prevention devices shall have a green
painted security cage to protect it from vandalism. These locations shall be screened with
landscaping to the satisfaction of the City Engineer. The landscape screen shall not
interfere with the utility companies’ or City Fire Department’s access.

The Landscape-Parks Division

gg. The developer shall retain a licensed landscape architect to prepare working drawings for
landscape plans in accordance with City of Newark requirements. All landscape plans are
subject to the review and approval of the City Engineer.

hh. Landscape construction plans shall be developed in accordance with Newark Municipal
Code Section 15.44.080 related to Bay Friendly Landscaping Practices and City of Newark
standard details. All landscaping materials selected for landscape-based stormwater
treatment measures shall be consistent with the recommendations in the Alameda

ii. This project is subject to all applicable requirements of the State of California’s Model
Water Efficient Landscape Ordinance. The landscape design plan package, including the
design plans, shall include all applicable requirements specified in this ordinance.

jj. Prior to installation by the developer, plant species, location, container size, quality, and
quantity of all landscaping plants and materials shall be reviewed and approved by the City
Engineer. All plant replacements shall be to an equal or better standard than originally
approved subject to approval by the City Engineer.
kk. Prior to the release of utilities or issuance of any Certificate of Occupancy, all landscaping and irrigation systems shall be completed or guaranteed by a cash deposit deposited with the City in an amount to cover the remainder of the work.

II. Prior to issuance of Certificate of Occupancy or release of utilities, the developer shall guarantee all trees for a period of 6 months and all other plantings and landscape for 60 days after completion thereof. The developer shall insure that the landscape shall be installed properly and maintained to follow standard horticultural practices. All plant replacements shall be to an equal or better standard than originally approved subject to approval of the City Engineer.

mm. Any above ground utility structures, including backflow prevention devices, and appurtenances, shall be installed within the developer's property line and a minimum of 10 feet behind the street face of curb. The backflow prevention devices shall have a green painted security cage to protect it from vandalism. These locations shall be screened with landscaping to the satisfaction of the City Engineer. The landscape screen shall not interfere with the utility companies' or City Fire Department's access.

The Building Division

nn. Construction for this project, including site work and all structures, can occur only between the hours of 8:00 AM and 6:00 PM, Monday through Friday. The applicant may make a written request to the Building Official for extended working hours and/or days. In granting or denying any request the Building Official will take into consideration the nature of the construction activity which would occur during extended hours/days, the time duration of the request, the proximity to residential neighborhoods and input by affected neighbors. All approvals will be done so in writing.

oo. A fully automatic fire sprinkler system shall be installed in each dwelling.

pp. The removal of the existing building will require a demolition permit issued by the City Building Inspection Division. Prior to the issuance of a demolition permit the applicant will need to provide written clearances from the Bay Area Air Quality Control Board, PG&E, Alameda County Water District, and Union Sanitary District.

Fire Division

qq. A NFPA 13D fire sprinkler system will be required for the duplex.

rr. Fire lane marking and signs will be required to avoid constructing an approved fire turn around at the end of the property.
The Police Division

ss. The development shall comply with Chapter 15.06, Security Code, of the Newark Municipal Code.

General

tt. All proposed changes from the approved exhibits shall be submitted to Community Development Director who shall decide if they warrant Joint Staff Committee Review and if, so decided, said changes shall be submitted for the Committee's review and decision. The applicant shall pay the prevailing fee for each additional separate submittal of development exhibits requiring Joint Staff Committee review and approval.

uu. If any condition of this Joint Staff Committee Review be declared invalid or unenforceable by a court of competent jurisdiction, this Joint Staff Committee Review shall terminate and be of no force and effect, at the election of the City Council on motion.

vv. The Joint Staff Committee Review shall be transmitted to the Planning Commission and City Council. Both the Commission and Council have the option to call this item up for review, at which time they may add, delete, or modify condition of approval.

ww. The applicant hereby agrees to defend, indemnify, and save harmless the City of Newark, its Council, boards, commissions, officers, employees and agents, from and against any and all claims, suits, actions, liability, loss, damage, expense, cost (including, without limitation, attorneys' fees, costs and fees of litigation) of every nature, kind or description, which may be brought by a third party against, or suffered or sustained by, the City of Newark, its Council, boards, commissions, officers, employees or agents to challenge or void the permit granted herein or any California Environmental Quality Act determinations related thereto.

xx. In the event that any person should bring an action to attack, set aside, void or annul the City's approval of this project, the applicant shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action, or proceeding against the City and/or its agents, officers and employees with counsel selected by the applicant (which shall be the same counsel used by applicant) and reasonably approved by the City. Applicant's obligation to defend, indemnify and hold harmless the City and/or its agents, officers and employees shall be subject to the City's compliance with Government Code Section 66474.9.

yy. Prior to the submittal for building permit review, all conditions of approval for this project, shall be printed on the plans.

This approval now must be transmitted to the Planning Commission and the City Council. The Commission and the Council each have the option to call this item for review, adding or deleting conditions of approval. The Commission is scheduled to review this item at their meeting on February 13, 2018 and the Council is scheduled to review this item on
February 22, 2018. If both, the Commission and the Council, elect not to review this approval, you may submit your plans for next step (Improvement plans and Building Permit). If either the Commission or Council elect to review the action of the Joint Staff Committee, you will be notified of the date of the meeting when your project will be considered.

If you have any questions, please call me at (510) 578-4242.

Sincerely,

[Signature]

Sofia Mangalam
Associate Planner
CONCEPTUAL GRADING PLAN

LANDSCAPE NOTES:
1. Landscape design and planting artertions illustrated shown only for the purpose of clarification and
should not be used for construction purposes.
2. All landscape areas shall not be planted with
seeds, shrubs, or trees. All planting areas are
limited to ground cover, sod, or similar materials.
3. All plants shall be watered in the planting
areas.
4. All plant materials to be used for this project
shall be screened by the plan designer.
5. All plant materials shall be properly
maintained to ensure adequate growth.
6. All landscape areas shall be properly
maintained to ensure adequate growth.

CONCEPTUAL LANDSCAPE PLAN

LANDSCAPING AREA CALCULATION

<table>
<thead>
<tr>
<th>LOT AREA</th>
<th>LANDSCAPING AREA REQUIRED</th>
<th>LANDSCAPING AREA PLANTED</th>
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<tbody>
<tr>
<td>TANK 67</td>
<td>TANK = 1,500 + = 200 USG</td>
<td>FRONT YARD = 1,678 SF</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

COVERAGE

|          | 2,700 / 1,500 = 1.80 | 90% |

LANDSCAPING PLANT SCHEDULE

<table>
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<tr>
<th>SYMBOL</th>
<th>PLANT NAME</th>
<th>SIZE</th>
<th>QUANTITY</th>
<th>HT. x SPREAD</th>
<th>REMARKS</th>
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<td>2</td>
<td>10' x 6'</td>
<td>FACE &amp; BACK CREOSOTE TREATMENT</td>
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<td>SPHIRE</td>
<td>5&quot; x 3'</td>
<td>4</td>
<td>10' x 6'</td>
<td>FACE &amp; BACK CREOSOTE TREATMENT</td>
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<td>CYPRESS</td>
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<td>10' x 6'</td>
<td>FACE &amp; BACK CREOSOTE TREATMENT</td>
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<tr>
<td>T-4</td>
<td>CALIFORNIA RUS</td>
<td>5&quot; x 3'</td>
<td>4</td>
<td>10' x 6'</td>
<td>FACE &amp; BACK CREOSOTE TREATMENT</td>
</tr>
</tbody>
</table>

EROSION CONTROL NOTES:
1. All erosion control measures shown on plan and
should be properly maintained to ensure
functionality.
2. All erosion control measures shall be placed
within the areas shown on the plan.
3. All erosion control measures shall be properly
maintained to ensure adequate growth.
4. All erosion control measures shall be properly
maintained to ensure adequate growth.
5. All erosion control measures shall be properly
maintained to ensure adequate growth.

LEGEND

- PROPERTY LINE
- EXISTING PUBLIC DRAINAGE
- NEW CONCRETE DRAINAGE
- NEW LANDSCAPING AREA
- STORM WATER DRAINAGE ORIENTATION
- NEW FORMWORK SURFACE