

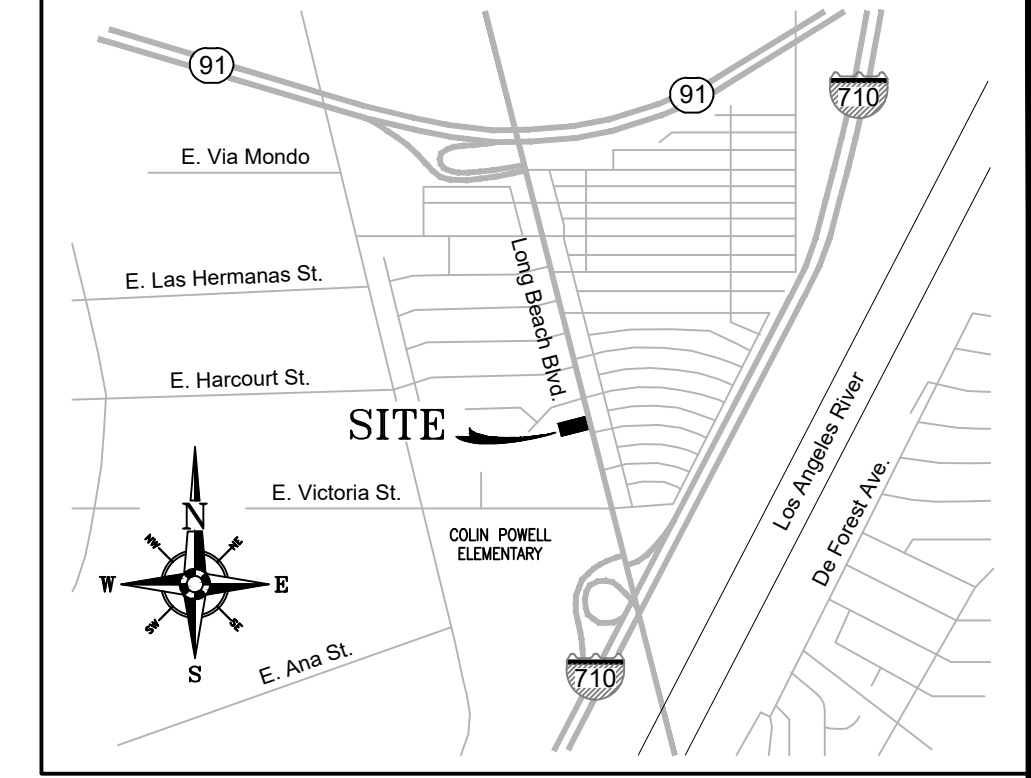
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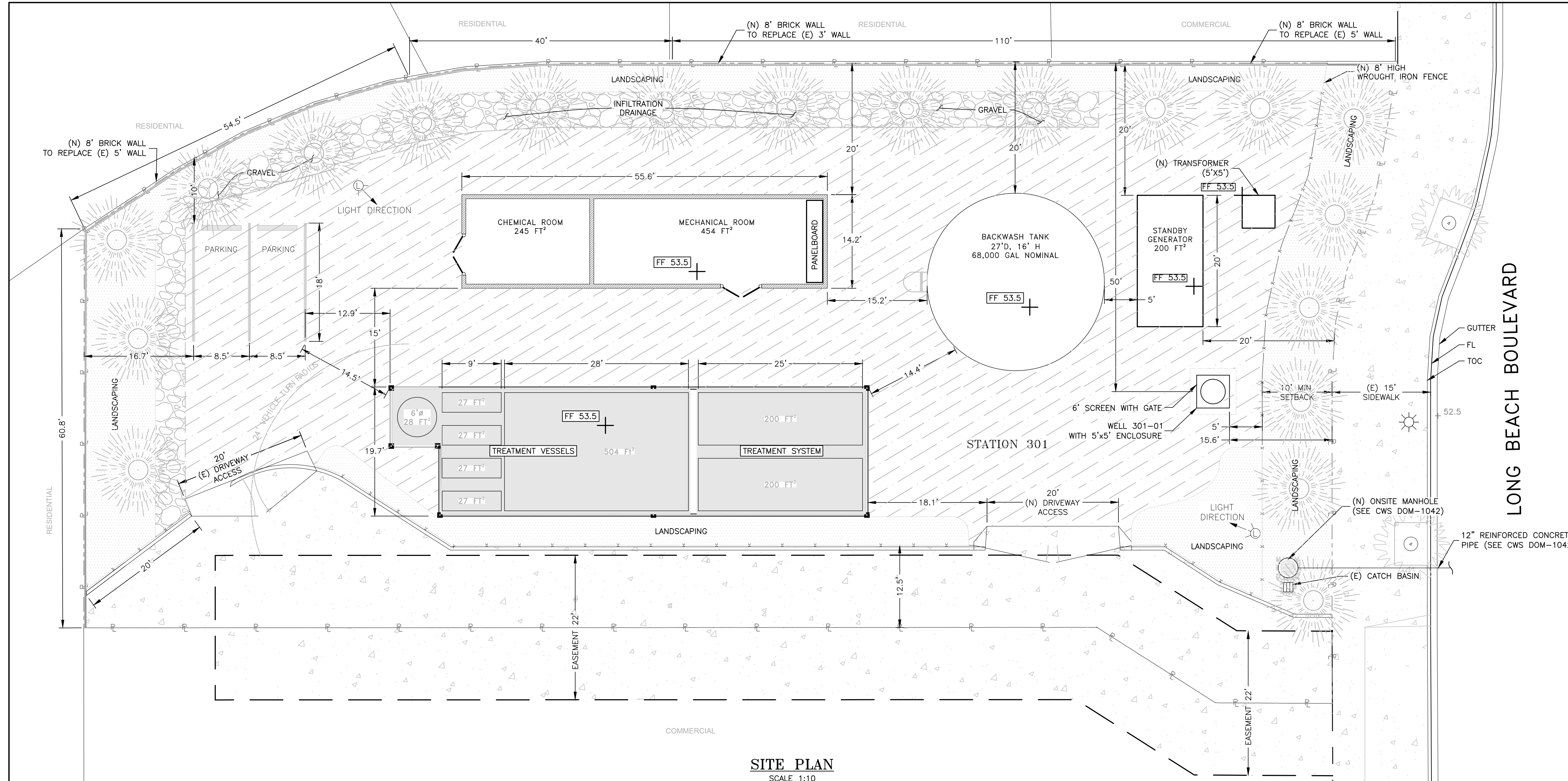
CALIFORNIA WATER SERVICE

STATION 301 AND NEW WELL-01
LONG BEACH, CA

Attachment C



VICINITY MAP
N.T.S.



SITE PLAN
SCALE 1:10

LEGEND:

--- CL ---	CATCH BASIN
--- E ---	POT HOLE
--- EX --- DI ---	POWER POLE
---	SEWER MANHOLE
---	STATION LIGHTING
---	STORM DRAIN MANHOLE
---	STREET LIGHT
---	TEE
---	TRAFFIC LIGHT
---	TREE
---	WATER METER
---	PROPOSED FINISH FOUNDATION OR FLOOR
---	EXISTING GRADE
---	DIRT/EARTH
---	LANDSCAPE
---	ASPHALT
---	CONCRETE PAVEMENT

PROPERTY DATA

PLAN PREPARER:
CALIFORNIA WATER SERVICE
2632 WEST 237TH STREET
TORRANCE, CA 90505

SITE LOCATION:
6157 LONG BEACH BLVD (LOT 53)
LONG BEACH, CA 90805

PROPERTY INFORMATION:
LOT 53 APN NO: 7307-008-053
LOT SIZE: ±14,322 SF
DRIVEWAY EASEMENT: ±1,946 SF
TOTAL LOT SIZE: ±16,268 SF
ZONE: CCA (COMMUNITY COMMERCIAL AUTOMOBILE-ORIENTED DISTRICT, PER CITY OF LONG BEACH)

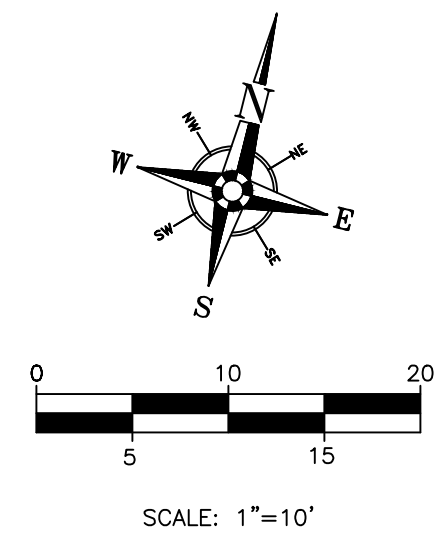
HARDSCAPE AND LANDSCAPE COVERAGE

HARDSCAPE: ±5,952 SF, 42%	LANDSCAPE: ±2,856 SF, 20%	GRAVEL: ±1,000 SF, 7%
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NOTE:
DRAWING SHALL NOT BE LESS THAN 3 1/2" SOLID ASPHALT OR CONCRETE PAVING TO THE SATISFACTION OF THE SUPERINTENDENT OF BUILDING AND SAFETY, CITY OF LONG BEACH.

SHEET INDEX

SITE PLAN	SHEET 1 OF 4
SITE ELEVATIONS	SHEET 2 OF 4
BUILDING ELEVATIONS & FENCE DETAILS	SHEET 3 OF 4
LANDSCAPE PLAN	SHEET 4 OF 4



ENGINEERING



DEPARTMENT

REVISIONS:

	DATE:	INT:

DISTRIBUTION MAP ☐
PLAT SHEET ☐
SYSTEM SCHEMATIC ☐
STATION SCHEMATIC ☐

PLAT SHEET NO.:

DOM-24-38

SCALE:

AS NOTED

DRAWN BY:

R. OSORIO

DESIGNED BY:

B. LEE

TECH REVIEW: DATE:

CHECKED BY: DATE:

APPROVED BY: DATE:

PROPOSED STATION 301
AND NEW WELL-01
SITE PLAN

TITLE:

DISTRICT:
DOMINGUEZ

DATE:

08/11/2021

PROJECT ID:

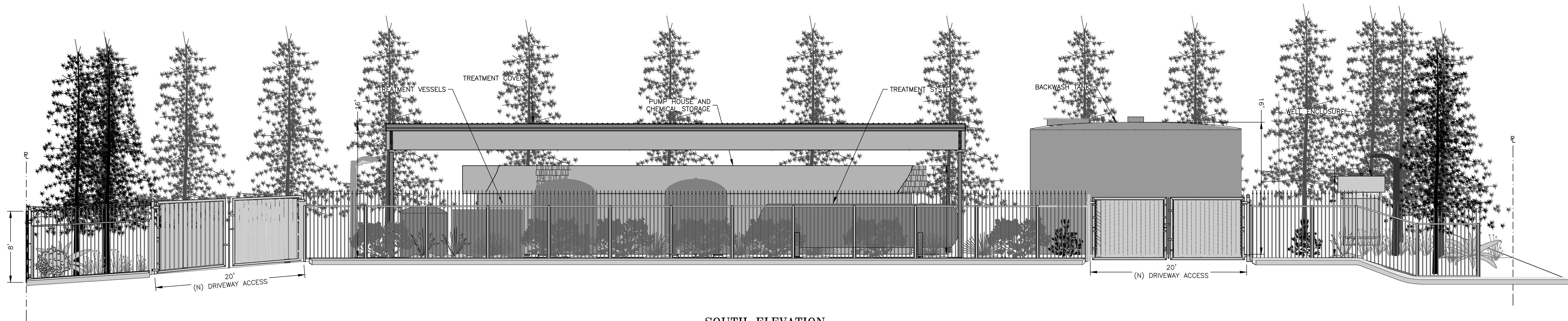
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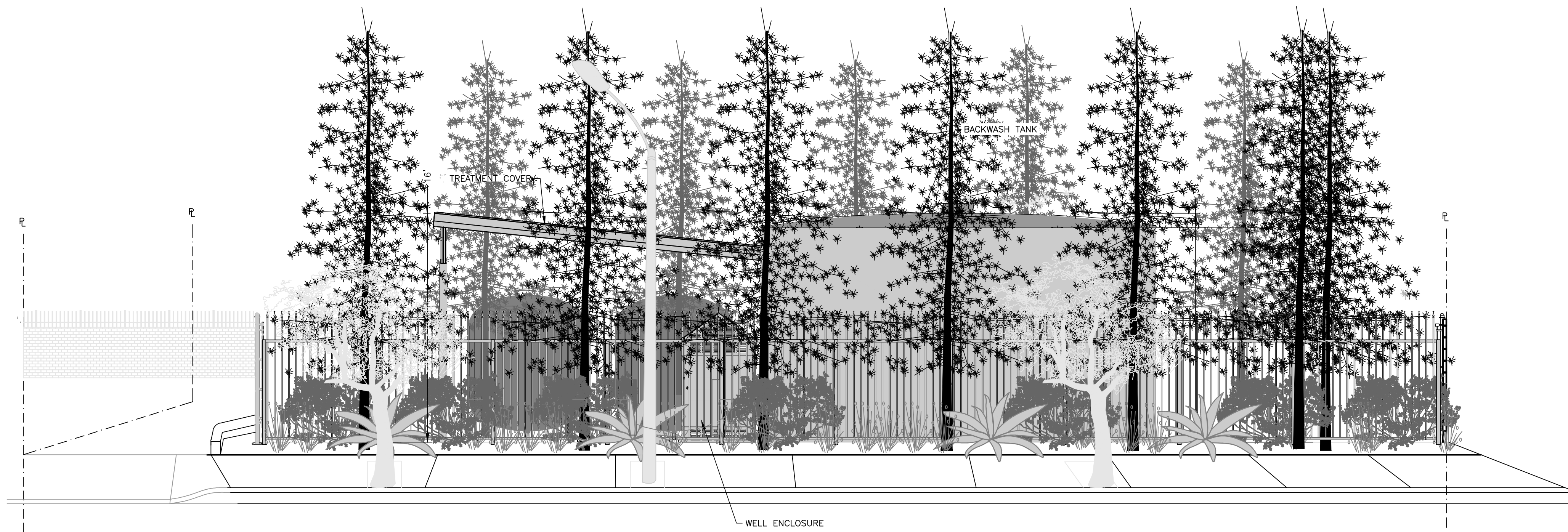
DOM-1045

SHT 1 OF 4

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SOUTH ELEVATION
NOT TO SCALE



EAST ELEVATION
LONG BEACH BLVD
NOT TO SCALE

ENGINEERING



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PROPOSED STATION 301
AND NEW WELL-01
STATION ELEVATIONS

TITLE:

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DRAWING NO.:

DOM-1045

SHT 2 OF 4

USERNAME: Resorio 9/15/2021 2:36 PM
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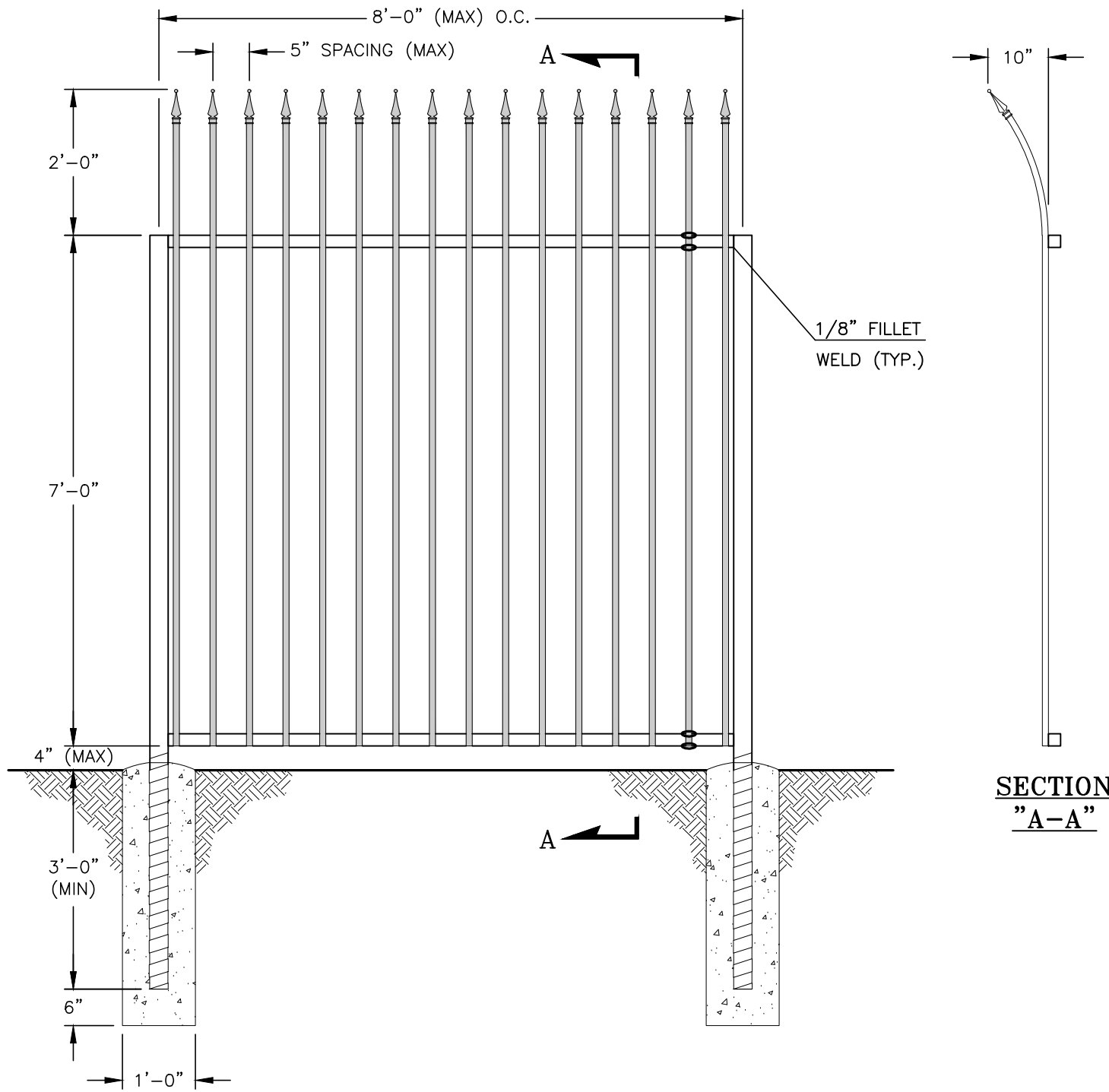
FENCE FOOTING SCHEDULE			
HEIGHT	GATE OPENING/ POST SPACING	DEPTH "D"	WIDTH "W"
8'-0"	3'-0"	3'-0"	12"
8'-0"	10'-0"	3'-0"	12"
8'-0"	16'-0"	3'-0"	16"

NOTES:

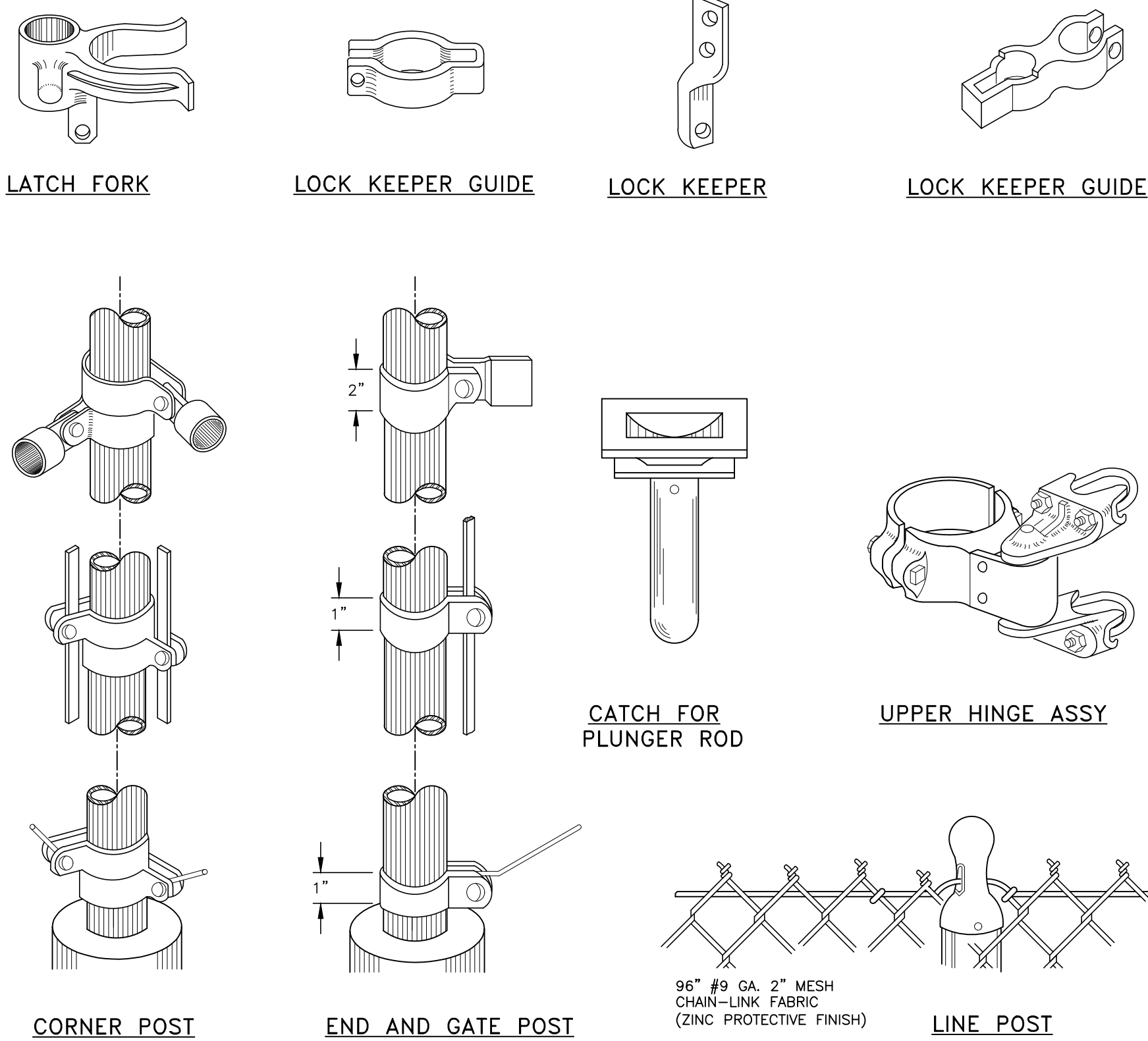
- PEDESTRIAN GATES TO BE 36" WIDE. GATE MATERIALS SHOULD BE THE SAME AS FENCE MATERIALS AND COATING.
A. GATE POSTS SHOULD BE AT LEAST 6.5 INCHES SQUARE BY 0.125 INCHES THICK OR BE AT LEAST 3.5 INCHES IN DIAMETER.
B. CLEARANCE BETWEEN THE BOTTOM GATE RAIL AND THE FINISHED GRADE SHOULD BE NO MORE THAN 2.5 INCHES.
C. GATES SHOULD HAVE A REINFORCED STEEL LATCH WITH HARDENED STEEL PADLOCK PROTECTION.
- DOUBLE GATES SHOULD FOLLOW THE SAME REQUIREMENTS AS PEDESTRIAN GATES WITH THE ADDITION OF DIAGONAL BRACE OF 3/8" TRUSS ROD WITH TURN BUCKLE TO BE INSTALLED AT END, GATE, CORNER, ANGLE AND PULL POSTS.
- HINGES TO BE RATED UP TO 3,000 LBS AND ZINC COATED WITH WELDED PIN DESIGN AND ROLLER BEARING.
- LOCK MECHANISM TO BE SLIDE BOLT TYPE WITH 1/2"ø TO FIT PADLOCK.
- PICKET PRESS POINTS SHOULD BE POINTED AWAY FROM PROPERTY.
- PICKETS SHOULD BE AT LEAST ONE (1) INCH SQUARE BY 0.062 INCHES THICK AND MINIMUM FENCE RAILS SHOULD BE NO LESS THAN 1.625 INCHES.
- CONCRETE USED FOR FOOTING SHALL BE A MINIMUM 2500 PSI AT 28 DAYS OF AGE.

NOTES:

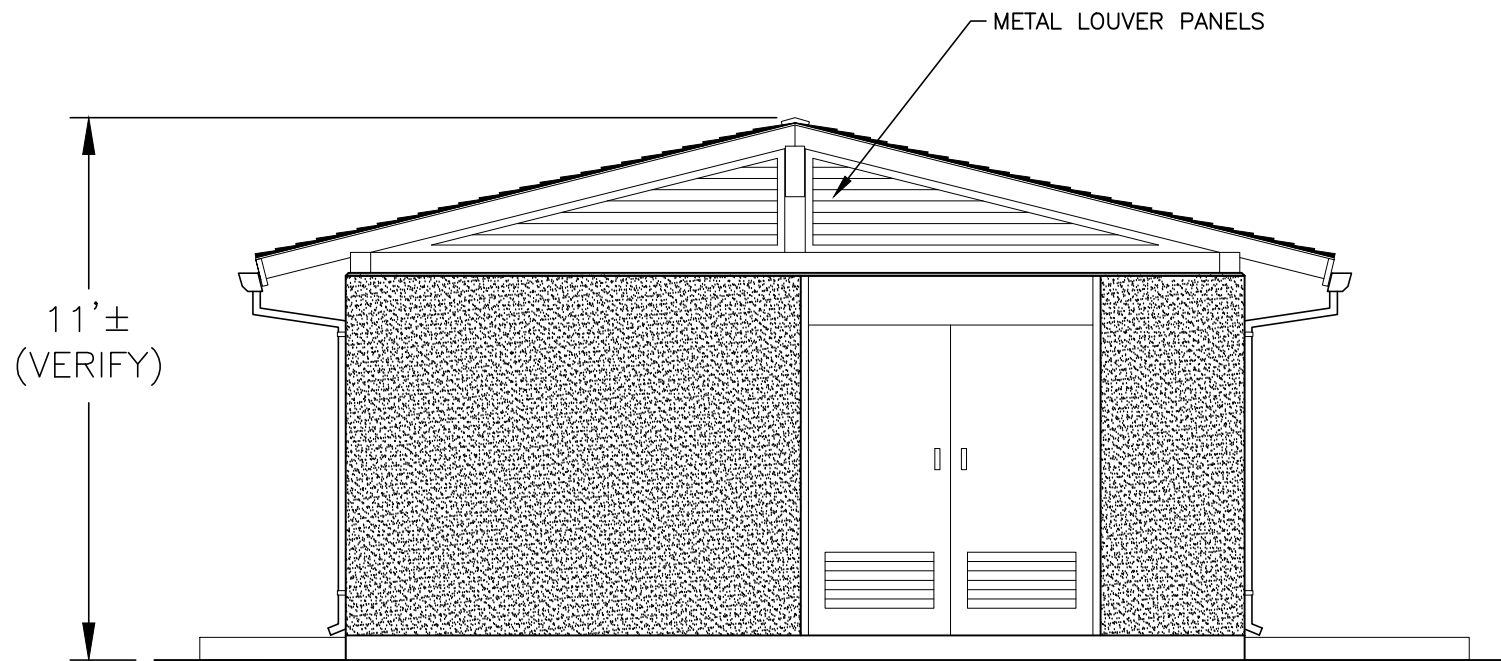
- CONCRETE USED FOR FOOTING SHALL BE A MINIMUM 2500 PSI AT 28 DAYS OF AGE.
- WITH HARD GROUND OR PAVEMENT, FENCE MUST REACH WITHIN 2 INCHES OF SURFACE. IF SOFT GROUND, FENCING MUST REACH BELOW THE SURFACE DEEP ENOUGH TO COMPENSATE FOR SHIFTING SOIL AND SAND AND TO DETER ENTRY BY EASILY DIGGING BELOW THE FENCE.



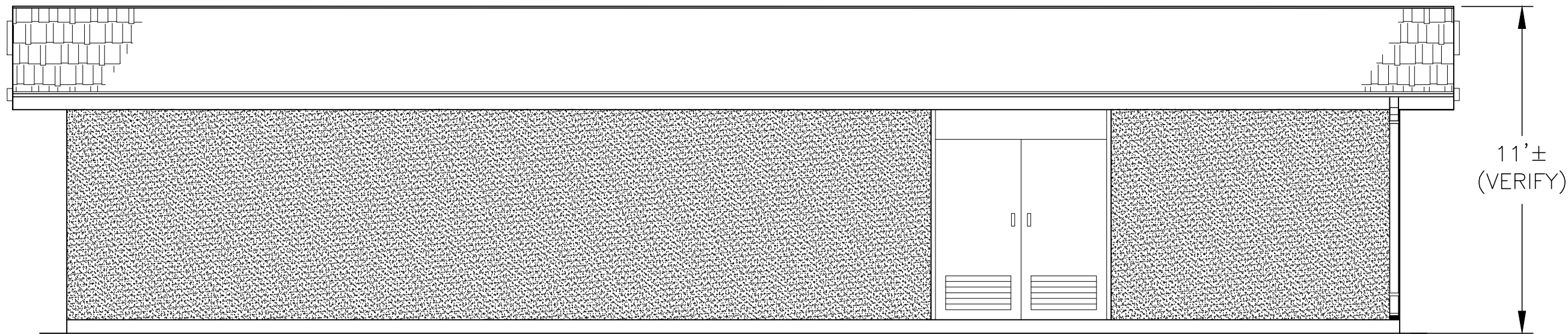
CWS STANDARD WROUGHT IRON FENCE DETAILS
NOT TO SCALE



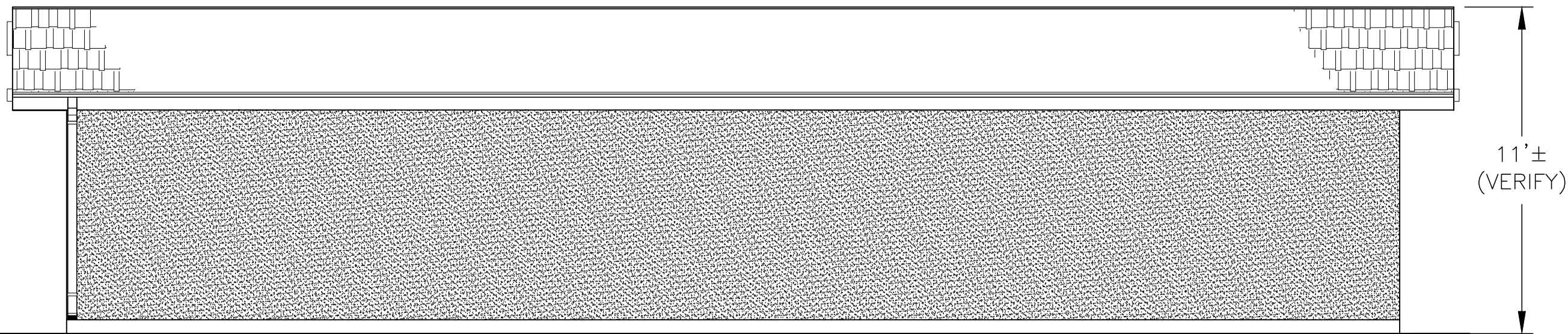
COMMON DETAILS



WEST ELEVATION
NOT TO SCALE



SOUTH ELEVATION
NOT TO SCALE



NORTH ELEVATION
NOT TO SCALE

ENGINEERING



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PROPOSED STATION 301
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SHT 3 OF 4

PLANTING NOTES

WEED CONTROL

WHERE PERENNIAL WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, CLEAN AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT MATERIAL. UPON COMPLETION OF SOIL PREPARATION AND PLANTING OF ALL SPECIMEN TREES, BEGIN WEED ABATEMENT PROGRAM BY APPLYING 100 POUNDS OF A COMMERCIAL FERTILIZER, 46-0-0, PER ACRE AND PER MANUFACTURER'S SPECIFICATIONS. WATER ALL AREAS FOUR (4) TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. SPRAY A NON-SELECTIVE, NON-RESIDUAL, SYSTEMIC HERBICIDE TO ERADICATE GERMINATED WEEDS. LET THE WEEDS DIE WITHOUT IRRIGATION FOR A MINIMUM DEPTH OF 1/4" INCH BELOW THE SURFACE OF THE SOIL. IF STUBBORN AND RESIDUAL WEEDS (I.E. BERMUDA) SHOULD PERSIST ERADICATION PROCEDURE SHOULD BE REPEATED. THE TYPE OF WEEDS THAT EXIST SHOULD BE IDENTIFIED AND COORDINATED WITH AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICAL AND SEASON OF APPLICATION. DO NOT USE MATERIAL OR METHOD THAT WOULD ADVERSELY EFFECT NEW PLANTINGS, SLOPE STABILIZATION OR HYDROSEEDING.

SOIL TEST

AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADING COMPLETED BUT PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH A COPY OF THE SOIL TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY (PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER) TO THE CONTRACTING OFFICER. UPON REVIEWING THE SOILS REPORT THE CONTRACTING OFFICER MAY MAKE SPECIES SUBSTITUTIONS TO THE PLANT LIST.

SOIL PREPARATION

MACHINE ROTOTILL THE FOLLOWING AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1000 SF: (THESE RATES ARE FOR BID PURPOSES ONLY, ACTUAL RATES TO CORRESPOND TO CONTRACTOR'S SOILS REPORT).

4 CU. YDS. NITROGEN STABILIZED SAWDUST
150 LBS. GYPSUM
70 LBS. TRI-C 2-6-4 w/ 5% S (SOIL CONDITIONER & FERTILIZER)

DEEP ROOT BARRIERS

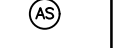
ALL TREES WITHIN 5 FEET OF ANY PERMANENT HARDSCAPE ELEMENT SUCH AS CONCRETE WALKS, WALLS OR BUILDINGS SHALL BE PLANTED WITH AN APPROPRIATE SIZED ROOT BARRIER (UNLESS OTHERWISE NOTED ON PLANS).

WALK-ON BARK

ALL SHRUB AND GROUND COVER AREAS EXCEPT FOR HYDROSEEDED AREAS OR SLOPES IN EXCESS OF 4:1 SHALL BE TOP DRESSED WITH A 2" LAYER OF 2"-4" FOREST FLOOR. (SUBMIT SAMPLE FOR APPROVAL)

PLANTING LEGEND

TREES		
SYMBOL	BOTANICAL/COMMON NAME	QTY
	EVERGREEN TREE	19

SHRUBS		
SYMBOL	BOTANICAL/COMMON NAME	QTY
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	6
	ANIGOZANTHOS 'BUSH GOLD' YELLOW KANGAROO PAW	4
	ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	5
	DASYLIION 'WHEELER' DESERT SPOON	9
	LEONOTIS 'LEONURUS' LIONS MANE	6
	NASSELLA 'TENUISSIMA' MEXICAN FEATHER GRASS	41
	PEROVSKIA A. 'BLUE SPIRES' RUSSIAN SAGE	10
	WESTRINGIA B. 'MORNING LIGHT' COAST ROSEMARY	34

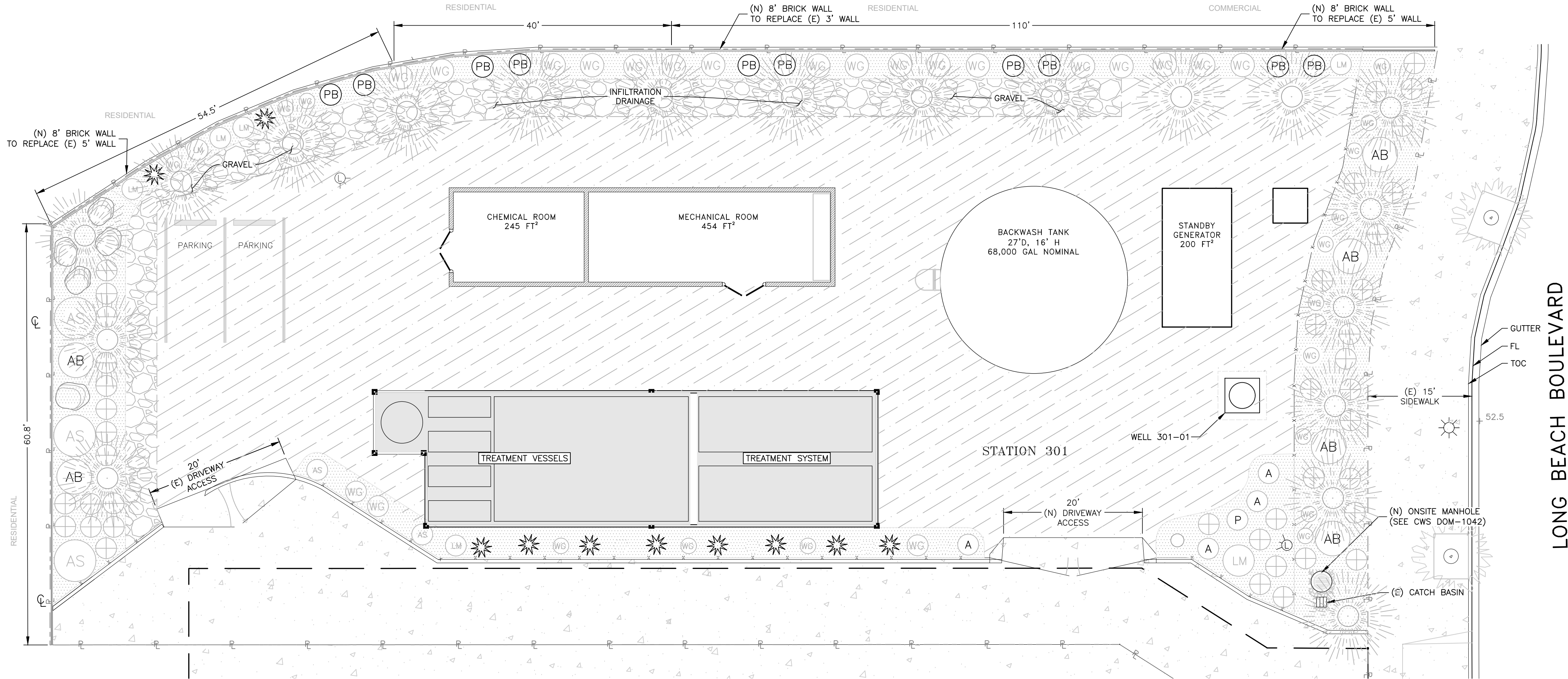
GROUND COVER		SPACING
SYMBOL	BOTANICAL/COMMON NAME	HEIGHT & WIDTH
	DECOMPOSED GRANITE GREY	STABILIZED
	CRUSHED ROCK - 1/2" DESERT SPICE	STABILIZED
	CRUSHED ROCK - 6" GAMBLERS GOLD	



BOULDER SIZE VARIES 2'-3'.

NOTES:

- ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A SHAWTOWN OR EQUAL ROOTBARRIER.
- ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF CONTRACTORS MULCH (3/4" - 1/2").
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL.
- CONTRACTOR TO INSTALL WOOD EDGE BETWEEN PLANTERS AND ROCK AREAS.



PLAN VIEW

NOT TO SCALE

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SHEET 4 OF 4