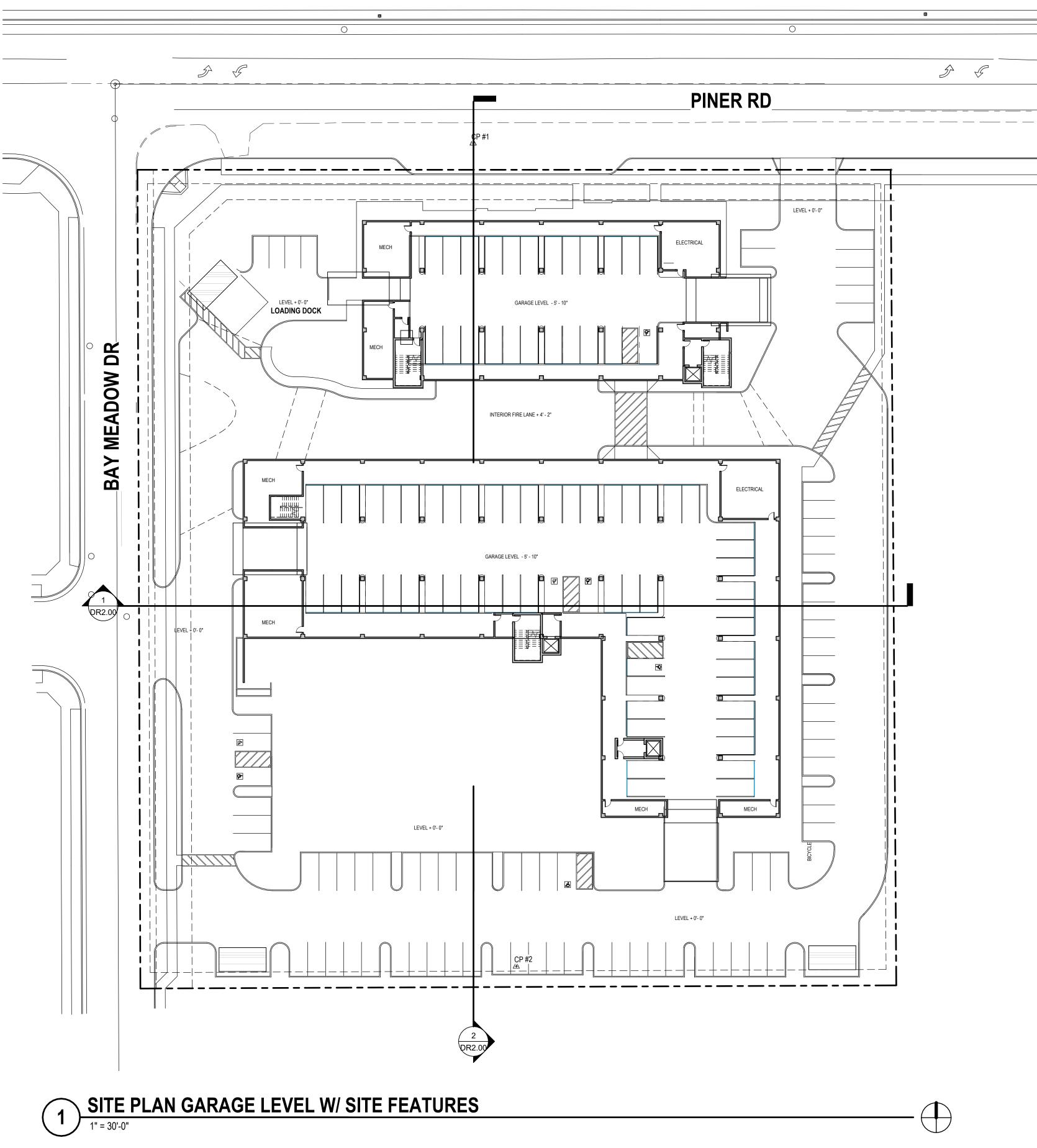
RECEIVED By E. Baughman at 2:00 pm, Aug 19, 2024



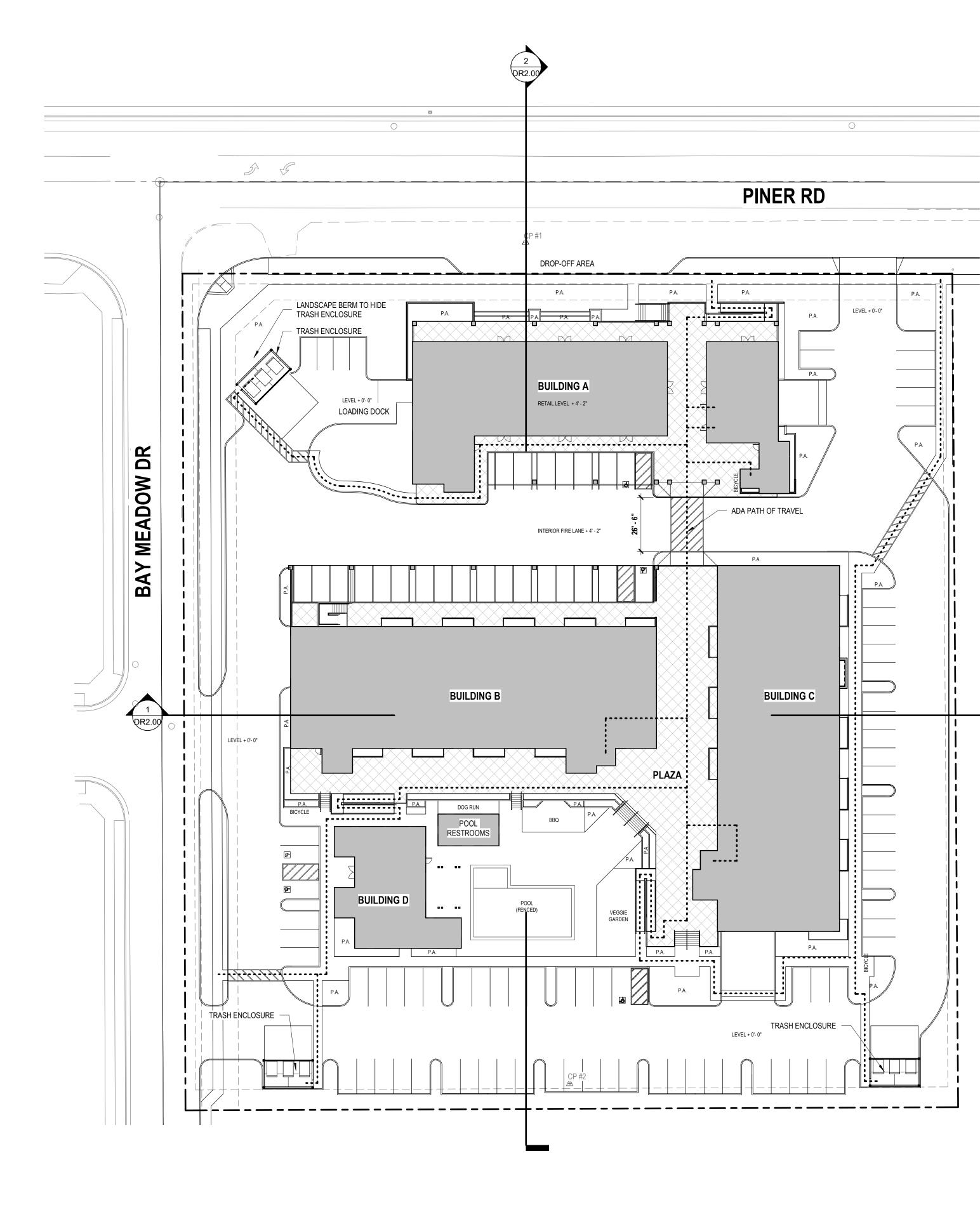


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GARAGE LEVEL W/ SITE PLAN PARKING PINER APARTMENTS 2000 PINER STREET, SANTA ROSA, CA



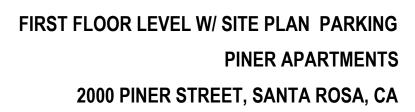




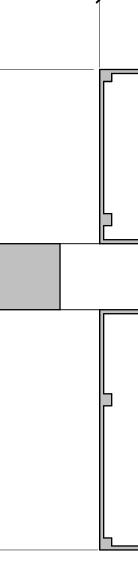
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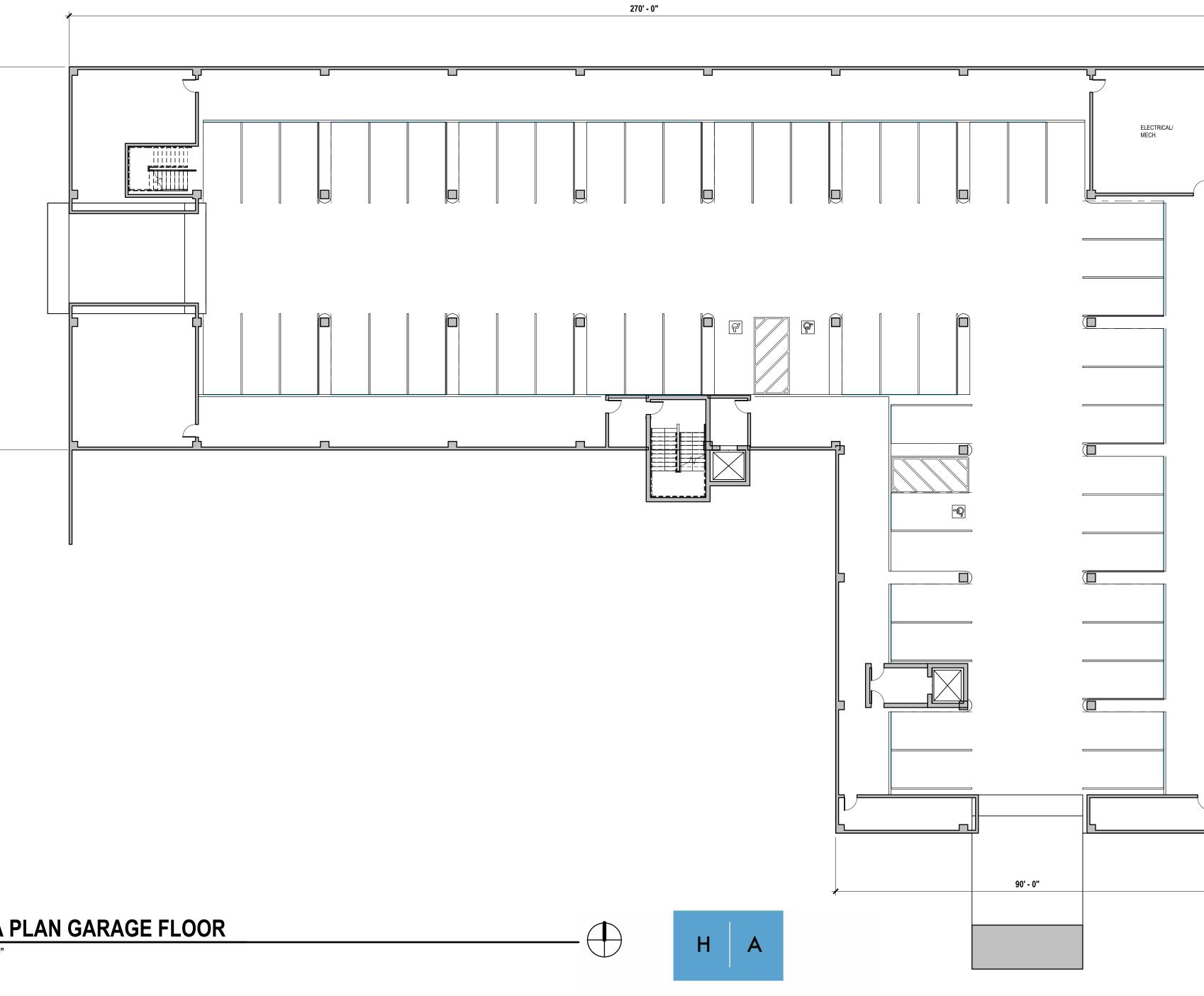
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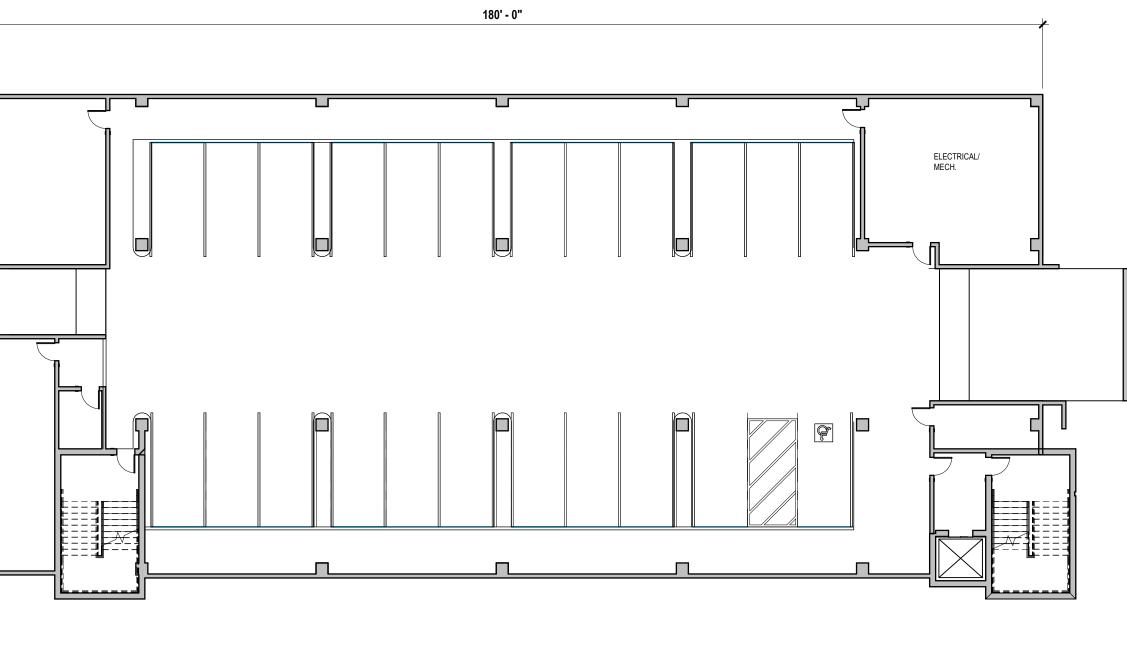
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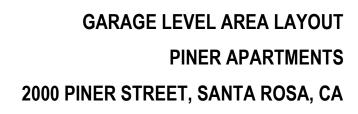


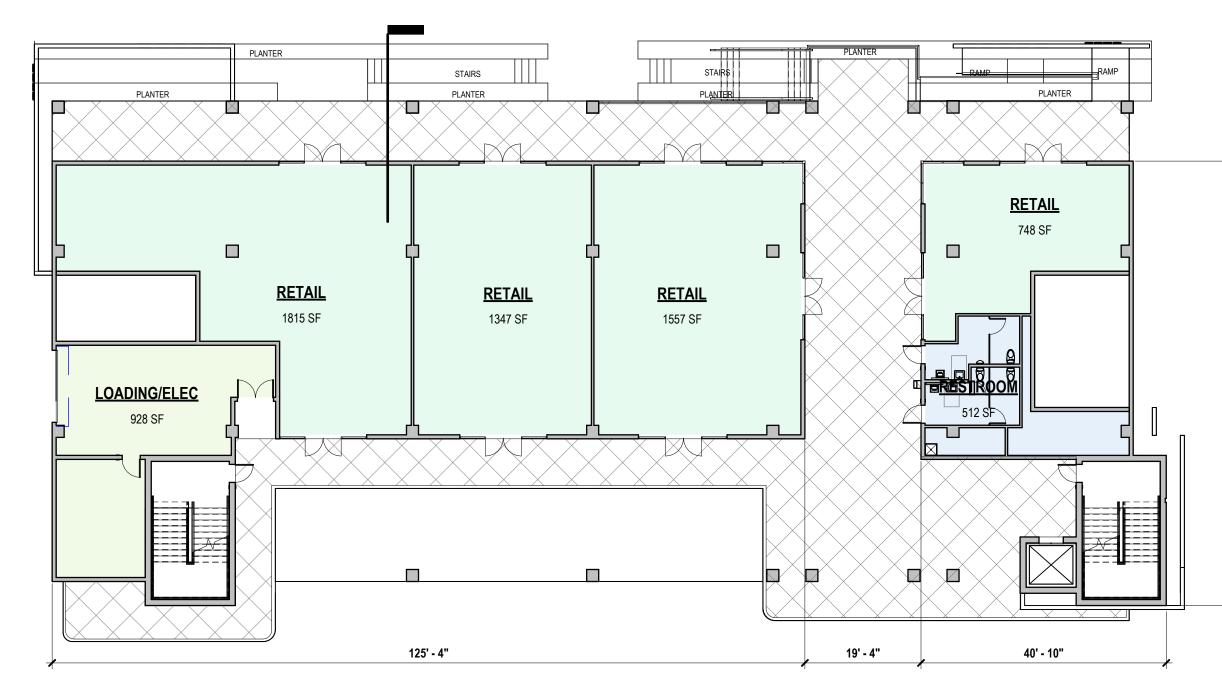


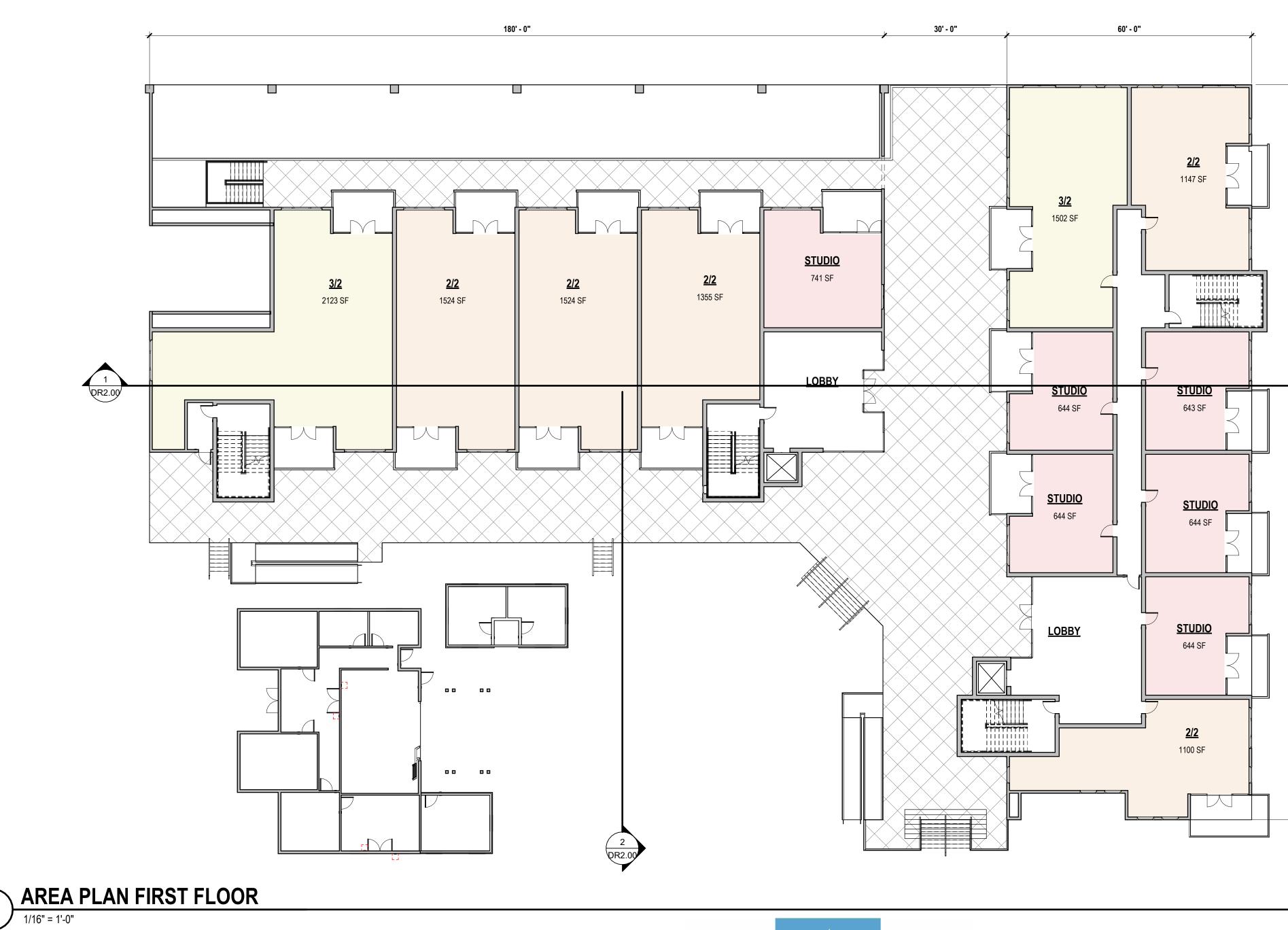


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UNIT LEGEND



(1)

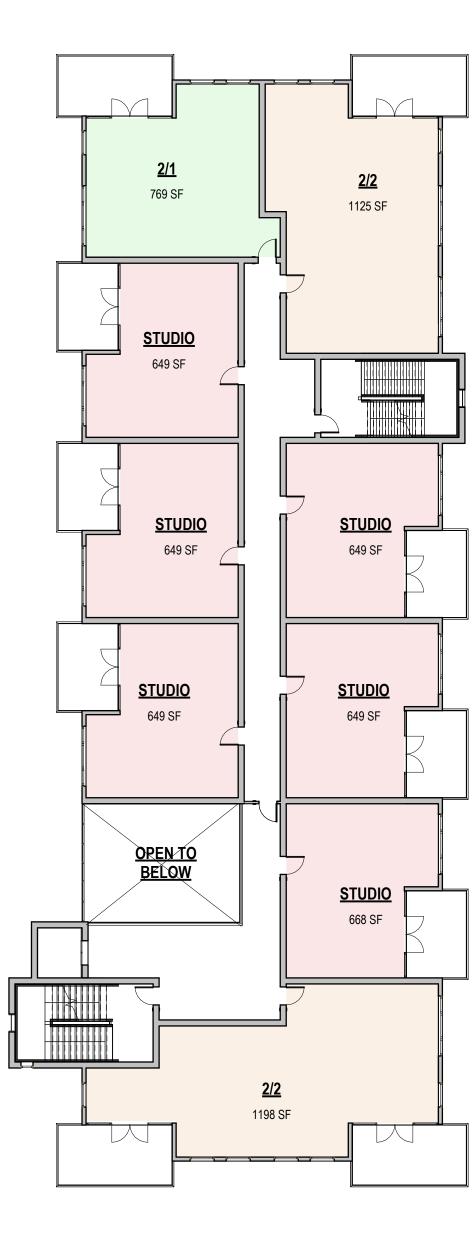
AREA SCHEDULE...

BUILDING	LEVEL	COUNT	TYPE
BUILDING A			
1-FIRST FLOO	R		
BUILDING A	1-FIRST FLOOR	1	LOADING/ELEC
BUILDING A	1-FIRST FLOOR	1	RESTROOM
BUILDING A	1-FIRST FLOOR	4	RETAIL
2-SECOND FL	OOR		•
BUILDING A	2-SECOND FLOOR	6	1/1
BUILDING A	2-SECOND FLOOR	2	2/1
BUILDING A	2-SECOND FLOOR	1	2/2
BUILDING A	2-SECOND FLOOR	1	3/2
3-THIRD FLOC			
BUILDING A	3-THIRD FLOOR	8	1/1
BUILDING A	3-THIRD FLOOR	1	2/2
BUILDING A	3-THIRD FLOOR	1	3/2
4-FOURTH FL		1	5/2
BUILDING A	4-FOURTH FLOOR	8	1/1
BUILDING A	4-FOURTH FLOOR	2	2/2
		4	212
BUILDING B	П		
1-FIRST FLOO	1	12	2/2
BUILDING B	1-FIRST FLOOR	3	2/2
BUILDING B	1-FIRST FLOOR	1	3/2
BUILDING B	1-FIRST FLOOR	1	STUDIO
2-SECOND FL		1_	
BUILDING B	2-SECOND FLOOR	7	1/1
BUILDING B	2-SECOND FLOOR	1	2/2
BUILDING B	2-SECOND FLOOR	1	3/2
BUILDING B	2-SECOND FLOOR	2	STUDIO
3-THIRD FLOC	R		
BUILDING B	3-THIRD FLOOR	7	1/1
BUILDING B	3-THIRD FLOOR	1	2/2
BUILDING B	3-THIRD FLOOR	1	3/2
BUILDING B	3-THIRD FLOOR	2	STUDIO
4-FOURTH FLO	OOR		
BUILDING B	4-FOURTH FLOOR	7	1/1
BUILDING B	4-FOURTH FLOOR	1	2/2
BUILDING B	4-FOURTH FLOOR	1	3/2
BUILDING B	4-FOURTH FLOOR	3	STUDIO
BUILDING C			
1-FIRST FLOO	R		
BUILDING C	1-FIRST FLOOR	2	2/2
BUILDING C	1-FIRST FLOOR	1	3/2
BUILDING C	1-FIRST FLOOR	5	STUDIO
2-SECOND FL		l.	1010010
BUILDING C	2-SECOND FLOOR	1	2/1
BUILDING C	2-SECOND FLOOR	2	2/2
BUILDING C	2-SECOND FLOOR	6	STUDIO
		V	
3-THIRD FLOC	1	2	2/2
BUILDING C	3-THIRD FLOOR	3	2/2
BUILDING C	3-THIRD FLOOR	1	3/2
BUILDING C	3-THIRD FLOOR	5	STUDIO
4-FOURTH FLO		1-	I
BUILDING C	4-FOURTH FLOOR	3	2/2
BUILDING C	4-FOURTH FLOOR	1	3/2
BUILDING C	4-FOURTH FLOOR	4	STUDIO

FIRST FLOOR UNIT LAYOUT PINER APARTMENTS 2000 PINER STREET, SANTA ROSA, CA 







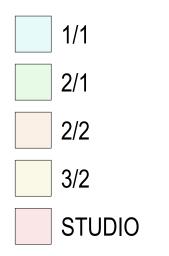


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UNIT LEGEND



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SECOND FLOOR UNIT LAYOUT PINER APARTMENTS 2000 PINER STREET, SANTA ROSA, CA

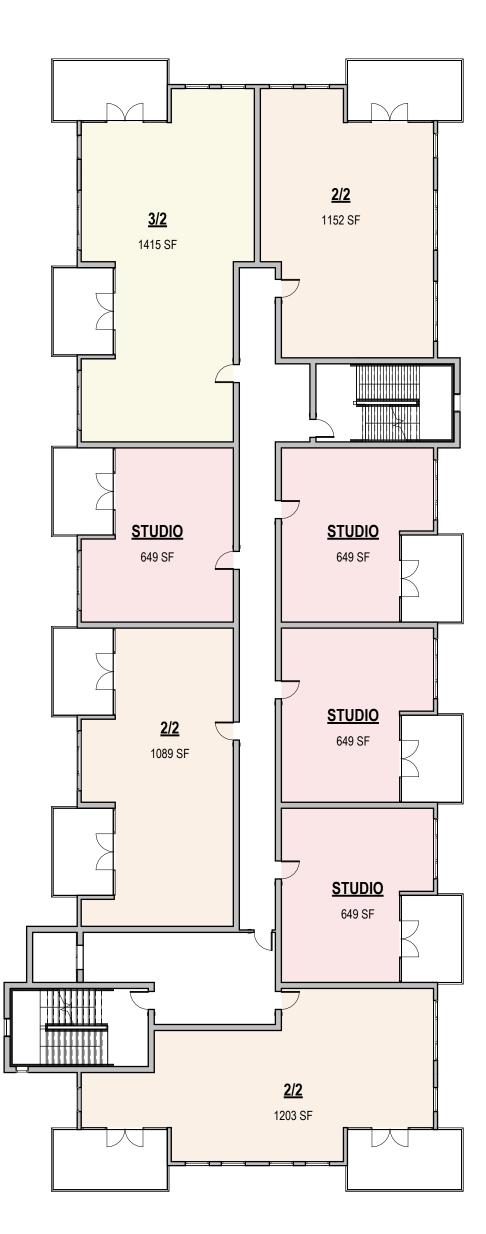
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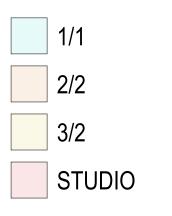


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UNIT LEGEND



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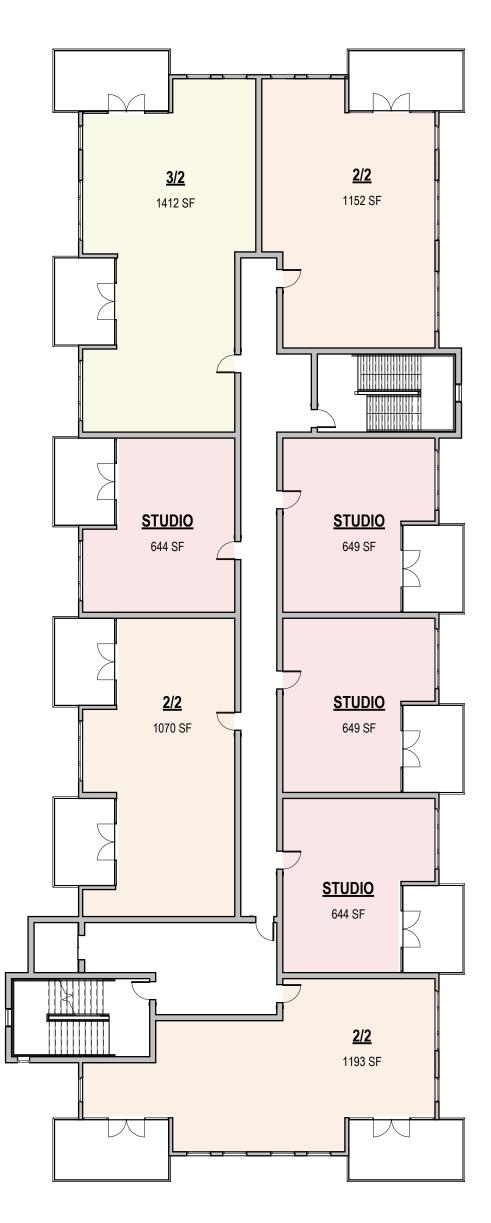
THIRD FLOOR UNIT LAYOUT PINER APARTMENTS 2000 PINER STREET, SANTA ROSA, CA

DR1.13











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UNIT LEGEND

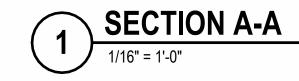


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FOURTH FLOOR UNIT LAYOUT PINER APARTMENTS 2000 PINER STREET, SANTA ROSA, CA

DR1.14









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BUILDING/SITE SECTIONS PINER APARTMENTS 2000 PINER STREET, SANTA ROSA, CA





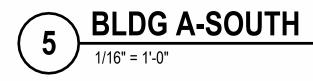




	Pacific Blue (fka Sla	te Blue)	\$ ≓ \$
METAL WALL PANELS: PAC-CLAD PRECISIONI SERIES:HWP PANE	LS. HORIZONTAL ORI	ENTATION. COLOR: F	PACIFIC BLUE
YUKON STONE VENEER WALL: EL DORADO STONE. MOUNTAIN LEDGE, YU	JKON		
	Patriot Red BLDG A	Cupral BLDG B	Image Blue BLDG C
SMOOTH COMPOSITE METAL ACCENT PARALUCOBOND PANEL:			
EXTERIOR MATE			







BLDG A-WEST

1/16" = 1'-0"



H E N D E R S O N A R C H I T E C T P.O. Box. 14874, Santa Rosa, CA 95402 ph. 707.237.5240 fax 707.237.2523 info@hendersonarchitect.com

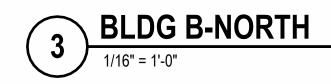
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BLDG A-EXTERIOR ELEVATIONS PINER APARTMENTS 2000 PINER STREET, SANTA ROSA, CA



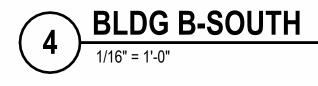














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BLDG B-EXTERIOR ELEVATIONS PINER APARTMENTS 2000 PINER STREET, SANTA ROSA, CA















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BLDG C-EXTERIOR ELEVATIONS PINER APARTMENTS 2000 PINER STREET, SANTA ROSA, CA

















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BLDG D-EXTERIOR ELEVATIONS PINER APARTMENTS 2000 PINER STREET, SANTA ROSA, CA

PROJECT INFORMATION

PROJECT ADDRESS:	2000 PINER ROAD SANTA ROSA, CA 95403
OWNER/DEVELOPER:	REBECCA CLEMMER PO BOX 1333 SEBASTOPOL, CA 95473
CIVIL ENGINEER:	ANDREW S. WILLIS, P.E. BC ENGINEERING GROUP, INC.

SURVEYOR:

JACKSON AND ASSOCIATES, INC. PO BOX 737 CLOVERDALE, CA 95425 (707) 894-8494

AREA:

EARTHWORK SUMMARY

3.64 ACRES

CUT = 8,440 CY FILL = 6,000 CYNET = 2,440 CY (CUT)

DISTURBED AREA = 3.96 ACRES WDID # TBD

EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES AREA BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND AND PROPOSED FINISH GROUND AND COULD VARY ACCORDING TO THESE FACTORS. CONTRACTOR SHALL CONFIRM EXISTING TOPOGRAPHY, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S), AND SHALL PERFORM AN INDEPENDENT QUANTITY TAKEOFF AND BID ACCORDINGLY.

418 B STREET, THIRD FLOOR SANTA ROSA, CA 95401

(707) 542-4321

SHEET INDEX

PROJECT INFORMATION C1.0 C1.1 NOTES C1.2 OVERALL SITE PLAN C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN C2.1 SITE SECTIONS

PURPOSE STATEMENT

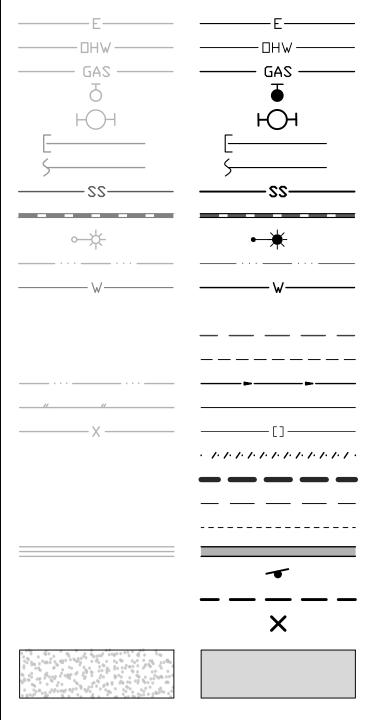
THE PURPOSE OF THIS PROJECT IS TO PROVIDE PRELIMINARY GRADING AND DRAINAGE IMPROVEMENTS FOR A NEW SUBDIVIDED MIXED DEVELOPMENT FOR CONCEPTUAL DESIGN REVIEW AND A CONDITIONAL USE PERMIT.

PROPOSED

SURVEY NOTE

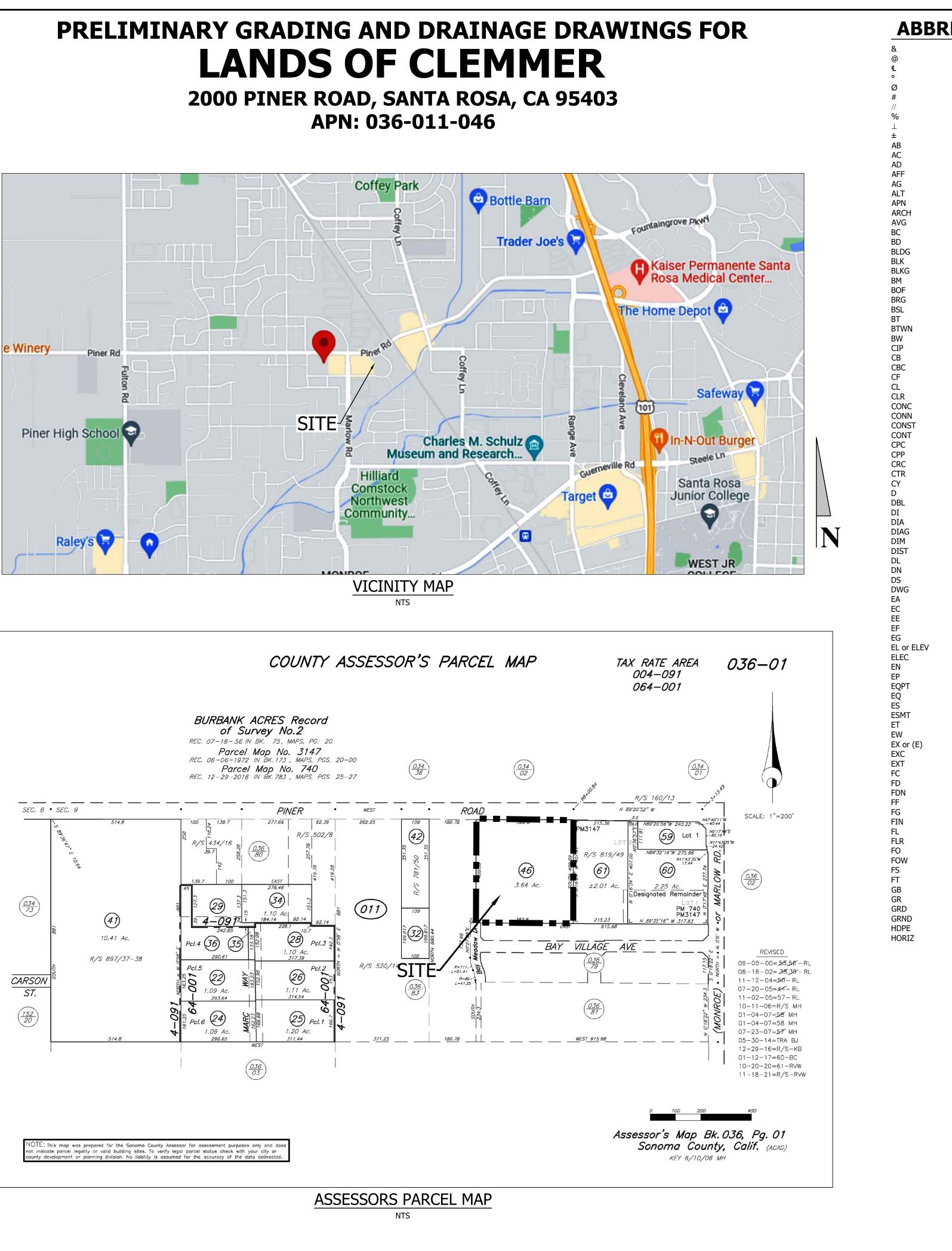
DESCRIPTION OF BENCHMARK: CONTROL POINT #1, SET SPIKE ELEVATION: 100.00', ASSUMED CONTOUR INTERVAL = 1 F00T

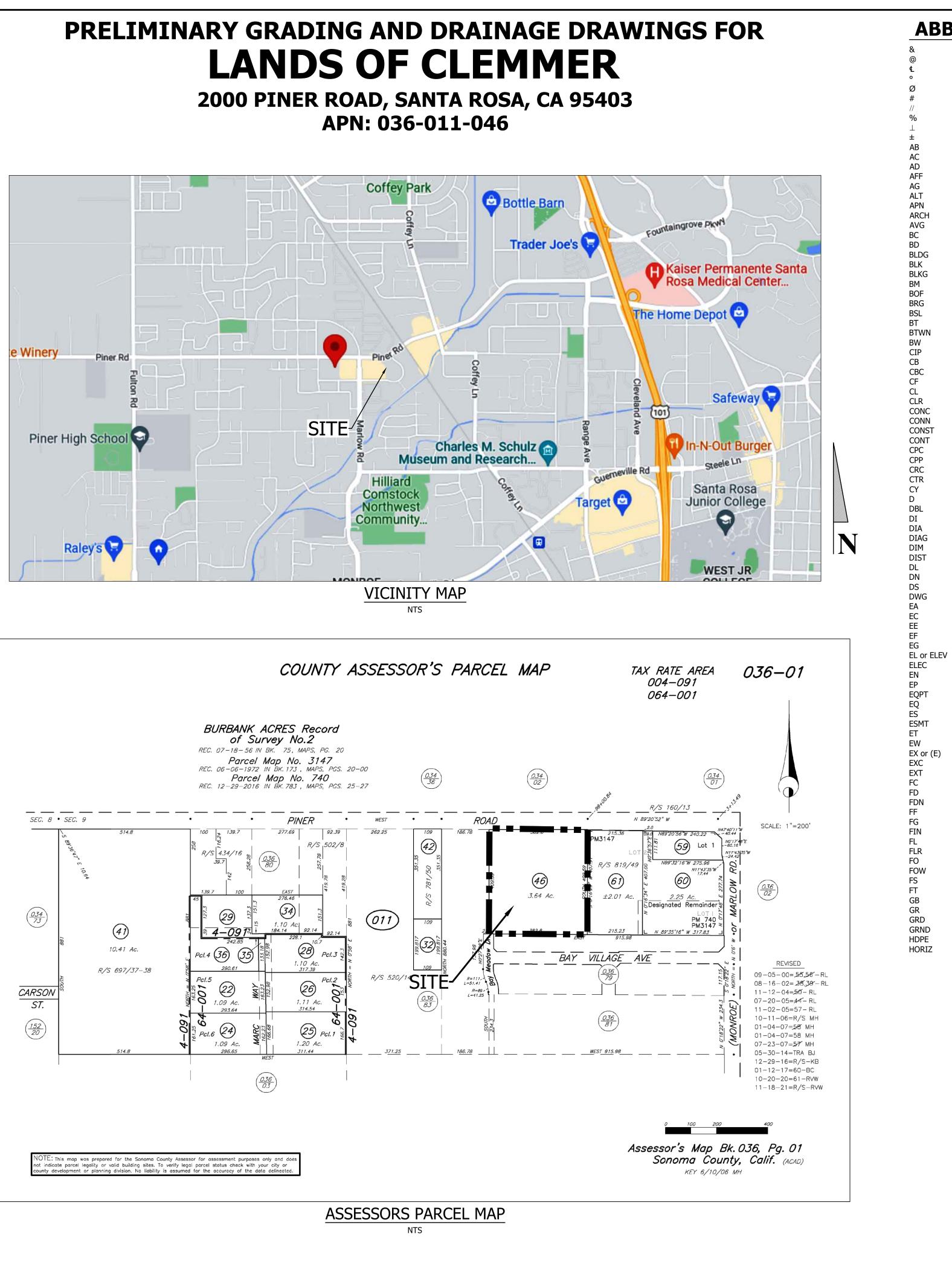
LEGEND **EXISTING**



DEFINITION PROPERTY LINE ROAD CENTERLINE ELECTRICAL (UNDERGROUND) ELECTRICAL (OVERHEAD WIRE) GAS LINE GATE VALVE HYDRANT PIPE CAP POINT OF COORDINATION SANITARY SEWER PIPE STORM WATER DRAIN PIPE STREET LIGHT SUB-DRAIN WATER LINE BUILDING OVERHEAD DAYLIGHT LINE DRAINAGE SWALE FLOW LINE EDGE OF PAVEMENT FENCE FEATURE TO BE REMOVED FIBER ROLL GRADE BREAK LIMITS OF DISTURBANCE RETAINING WALL ROADSIDE SIGN SAWCUT TREE TO BE REMOVED ASPHALT

CONCRETE





			DATE
AND AT	HP HT	HIGH POINT HEIGHT	
CENTERLINE DEGREE	HWY ID	HIGHWAY INSIDE DIAMETER	₽
DIAMETER	IG	INVERT GRADE	
NUMBER PARALLEL	IN INT	INCH INTERIOR	z
PERCENT	INV	INVERT	DESCRIPTION
PERPENDICULAR PLUS OR MINUS	IJ JST	"I" JOIST JOIST	CRIF
GGREGATE BASE	JT	JOINT TRENCH	DES
SPHALT CONCRETE REA DRAIN	L LAT	LENGTH LATERAL	
BOVE FINISHED FLOOR	LF	LINEAL FOOT	
GGREGATE LTERNATE	LGW MAX	LIMITS OF GRADING WORK MAXIMUM	REV.
SSESSOR'S PARCEL NUMBER	ME	MATCH EXISTING	
RCHITECT / ARCHITECTURAL /ERAGE	MIN MISC	MINIMUM MISCELLANEOUS	UP, INC. PLANNING M a CA 95401
EGIN CURVE	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	IN INI 5401
ELOW DECK JILDING	(N) NTS	NEW NOT TO SCALE	GROUP, IN & LAND PLANNI nggroup.com i42.4321 <i>OFFICE:</i> Santa Rosa CA 95401 <i>FICE:</i>
LOCK	OC	ON CENTER	
Locking Enchmark	OD OH	OUTSIDE DIAMETER OF OUTSIDE FACE OVERHEAD	SINEERING GRC SINEERING & LAND www.bcengineeringgroup.c Phone: 707.542.4321 SANTA ROSA OFFICE: cet, Third Floor, Santa Ro: UKIAH OFFICE:
DTTOM OF FOOTING	OPNG	OPENING	EERING GR(EERING & LANI /bcengineeringgroup Phone: 707.542.4321 5ANTA ROSA OFFICE: Third Floor, Santa Ro UKIAH OFFICE:
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AST IN PLACE	POC	POINT OF CURVATURE	SIN SIN P
ATCH BASIN ALIFORNIA BUILDING CODE	PRC PUE	POINT OF RETURN CURVE PUBLIC UTILITY EASEMENT	
JBIC FEET	PVC	POLYVINYLCLORIDE	
ENTERLINE / CLASS LEAR	PVMT R or RAD	PAVEMENT RADIUS	⁴ BC
DNCRETE	RC	RELATIVE COMPACTION	
ONNECTION ONSTRUCTION	REF REINF	REFERENCE REINFORCING	
ONTINUOUS	REQD	REQUIRED	
ALIFORNIA PLUMING CODE DRRUGATED PLASTIC PIPE	RO ROW	Rough opening Right of Way	
ALIFORNIA RESIDENTIAL CODE	RT	RIGHT	
ENTER JBIC YARD	RWD S	REDWOOD SLOPE	
EPTH	SAD	SEC ARCHITECTURAL DRAWINGS	
	SB	SOLID BLOCK	
ROP INLET IAMETER	SC SCD	SPIRAL CURVE SEE CIVIL DRAWINGS	
	SCH	SCHEDULE	
IMENSION ISTANCE	SD SDCO	STORM DRAIN STORM DRAIN CLEANOUT	
AYLIGHT OWN	SDE	STORM DRAIN EASEMENT	\
OWN	SDMH SED	STORM DRAIN MANHOLE SEE ELECTRICAL DRAWINGS	
RAWING	SF	SQUARE FEET	
ACH ND CURVE	SG SIM	SUBGRADE SIMILAR	
	SLAD	SEE LANDSCAPE ARCHITECTURAL DRAWINGS	
ACH FACE KISTING GROUND	SMD SO	SEE MECHANICAL DRAWINGS SIDE OPENING	
LEVATION	SPEC	SPECIFICATION	
LECTRICAL DGE NAILING	SPD SQ	SEE PLUMBING DRAWINGS SQUARE	
	SS	SANITARY SEWER	
QUIPMENT QUAL	SSCO SSMH	SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE	MMER IATION IER AD AD
ACH SIDE ASEMENT	STA	STATION	
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OOR DRAIN	TD	TRENCH DRAIN	PROJECT 2000 SANTA F
DUNDATION NISH FLOOR	TG TOF	TOP OF GRATE TOP OF FOOTING	AN RO
NISH GRADE	тот	TOTAL	
NISH OWLINE	TP TW	TOP OF PAVEMENT TOP OF WALL	
OOR	TYP	TYPICAL	
ICE OF ICE OF WALL	USP V	UNDER SEPARATE PERMIT VOLUME	
NISHED SURFACE	VC	VERTICAL CURVE	
DOT / FEET RADE BREAK / GRAVEL BAG	VERT VIF	VERTICAL VERIFY IN FIELD	
RATE	W	WATER / WIDTH	
RADE ROUND	W/ W/O	WITH	
IGH DENSITY POLYETHYLENE	YD, YDS	YARD, YARDS	
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1 of 5

Permit #:

Sheet:

CITY OF SANTA ROSA REQUIRED GENERAL NOTES

- 1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF 28. THE CHOICE TO USE A CITY STANDARD 271 OR A GANG MAIL BOX WILL BE AT THE DISCRETION OF THE SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. ALL AGGREGATE BASE SHALL BE COMPACTED TO 95%.
- 2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF SANTA ROSA (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION ETC.) PRIOR TO COMMENCEMENT OF WORK
- 3 AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF- WAY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- 4. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- 5. IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE CITY FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD (NCRWQCB) HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.
- 6. ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED OR DISPOSED OF ON SITE AS REQUIRED BY THE GRADING PERMIT. EXCESS/UNSUITABLE MATERIAL DISPOSED OF OFFSITE AT AN APPROVED LOCATION BY ENGINEERING DEVELOPMENT SERVICES. CONTAIN AND SECURELY PROTECT STOCKPILED TRENCH BACKFILL AND WASTE MATERIAL FROM WIND AND RAN AT ALL TIMES. UNLESS ACTIVELY BEING USED. DO NOT BLOCK STORM WATER FLOWS.
- ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES AND SERVICES SHALL BE INSTALLED TESTED AND ACCEPTED BY THE UTILITIES AND PUBLIC WORKS DEPARTMENTS PRIOR TO PAVING. TRENCH PAVING FOR ALL UTILITIES SHALL BE COORDINATED AND INSTALLED AT THE SAME TIME.
- 8. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS. INDEMNIFY AND DEFEND THE DESIGN PROFESSIONAL, THE OWNER AND THEIR CONSULTANTS, AND THE CITY OF SANTA ROSA, AND EACH OF THEIR OF OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL
- 9. THE LOCATIONS OF UNDERGROUND OBSTRUCTION SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE DRAWINGS MAY NOT INCLUDE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND /OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS
- 10. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES AND TO VERIEV DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION EXISTING UTILITIES. MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENT MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS. THE CONTRACTOR IS CAUTIONED NOT TO ORDER PRECAST ITEMS OR INSTALL ANY IMPROVEMENTS UNTIL ALL CONFLICTS ARE RESOLVED. ALL IMPROVEMENTS INSTALLED OR ORDERED PRIOR TO CONFLICT RESOLUTION SHALL BE DONE SOLELY AT THE CONTRACTOR'S RISK AND AT NO EXPENSE TO THE OWNER OR THE CITY OF SANTA ROSA.
- 11. UNDERGROUND FACILITIES NOT SHOWN ON THESE DRAWINGS SUCH AS PG&E, TELEPHONE, TV, IRRIGATION, ETC. SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING
- 12. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (CURB TAGS, IRON PIPES, CENTERLINE WELL DISKS, ETC). IF THE CONTRACTOR SUSPECTS THAT WORK WILL BE CONDUCTED IN AN AREA WHICH MAY RESULT IN THE DISTURBANCE OF SURVEY MONUMENTS. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL AUTHORIZED TO PRACTICE LAND SURVEYING TO LOCATE SAID MONUMENTS PRIOR TO DISTURBANCE, RE-ESTABLISH MONUMENTS WHICH HAVE BEEN DISTURBED AS A RESULT OF CONSTRUCTION AND FILE THE APPROPRIATE DOCUMENTATION WITH THE COUNTY ONCE THE MONUMENTS ARE RESET. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10(TEN) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CONTRACTOR SHALL PROVIDE THE CITY WITH A MONUMENT CERTIFICATION LETTER FROM THE ENGINEER/SURVEYOR STATING THAT THE EXISTING MONUMENTS HAVE BEEN IDENTIFIED AND LOCATED PRIOR TO REMOVAL.
- 13. CONSTRUCTION HOURS SHALL BE LIMITED FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE START UP OF ANY MOTORIZED EQUIPMENT. ALL CONTRACTORS' EQUIPMENT SHALL BE PROPERLY MUFFLED AND SHALL BE SHUT DOWN WHEN NOT IN USE (HOURS ARE SUBJECT TO THE CONDITIONS OF APPROVAL)
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.), REPAIR MAY REQUIRE PATCHING SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT IN A TIMELY MANNER. THE CITY MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.
- 15. RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY UPON COMPLETION OF PROJECT AND PRIOR TO FINAL ACCEPTANCE.
- 16. THE CONTRACTOR SHALL KEEP THE WORK SITE, STAGING AREAS AND OTHER AREAS USED BY IT IN A NEAT AND CLEAN CONDITION, AND FREE FROM ANY ACCUMULATION OF TRASH. THE CONTRACTOR SHALL DISPOSE OF ALL TRASH, RUBBISH AND WASTE MATERIALS OF ANY KIND GENERATED BY THE CONTRACTOR, SUBCONTRACTOR OR ANY COMPANY HIRED BY THE CONTRACTOR ON A DAILY BASIS. THE CONTRACTOR SHALL ALSO KEEP HAUL BOADS FREE FROM DIRT RUBBISH AND UNNECESSARY OBSTRUCTIONS RESULTING FROM SITE OPERATION. DISPOSAL OF ALL TRASH, RUBBISH AND DEBRIS MATERIALS SHALL BE IN A COVERED WASTE RECEPTACLE OR HAULED OFF SITE, IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES GOVERNING LOCATIONS AND METHODS OF DISPOSAL, AND IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. WASTE RECEPTACLES SHALL BE COVERED AT THE END OF EVERY DAY AND DURING RAIN EVENTS
- 17. ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM, ROADS OR RECEIVING WATERS. SANITATION FACILITIES MUST BE MAINTAINED PERIODICALLY BY A LICENSED SERVICE COMPANY TO KEEP THEM IN GOOD WORKING ORDER AND PREVENT OVERFLOWS. PORTABLE TOILETS ARE REQUIRED TO HAVE SECONDARY CONTAINMENT.
- 18. EQUIPMENT AND MATERIALS NECESSARY FOR CONTROL OF SPILLS SHALL BE AVAILABLE ON SITE AT ALL TIMES. SPILLS AND LEAKS SHALL BE STOPPED AND THE MATERIAL CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. USE PROPER BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT OIL. GREASE, OR FUEL FROM LEAKING ON THE GROUND, INTO THE STORM DRAINS OR SURFACE WATERS.
- 19. CONTAIN CONCRETE WASHOUT AREAS AND SIMILAR AREAS THAT MAY CONTAIN POLLUTANTS TO PREVENT DISCHARGE INTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.
- 20. ESTABLISH AND MAINTAIN EFFECTIVE SITE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL FROSION AND SEDIMENT DISCHARGES AND TRACKED MATERIALS FROM LEAVING THE SITE. AT A MINIMUM DAILY AND PRIOR TO ANY RAIN EVENT, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
- 21. PLACE EQUIPMENT OR VEHICLES, WHICH ARE BEING FUELED, MAINTAINED AND STORED, IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
- 22. AT A MINIMUM, ALL BMPS WILL BE INSPECTED EACH WORKING DAY AND BEFORE ALL RAIN EVENTS. BMPS THAT REQUIRE MAINTENANCE OR REPLACEMENT TO FUNCTION PROPERLY SHALL BE COMPLETED BEFORE THE NEXT FORECASTED RAIN, OR WITHIN THE NEXT 3 WORKING DAYS IF NO RAIN IS PREDICTED. MAINTENANCE INCLUDES REMOVAL OF ACCUMULATED SEDIMENT AND TRASH.
- 23. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL APPLICABLE BMPS LISTED IN THE EROSION CONTROL AND /OR STORM WATER POLLUTION PREVENTION PLAN.
- 24. ADA COMPLIANCE: CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY, IF CONSTRUCTION CONTRACTOR'S WORK IN THE PUBLIC RIGHT-OF-WAY WILL AFFECT PEDESTRIAN ACCESS, THE CONSTRUCTION CONTRACTOR IS REQUIRED TO PROVIDE A PROPERLY SIGNED ACCESSIBLE ROUTE OF TRAVEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 25. ALL GANG MAIL BOXES SHALL BE INSTALLED BEHIND THE SIDEWALK AND OUT OF THE RIGHT-OF-WAY. 26. THE LOCATION OF ALL GANG MAIL BOXES SHALL ENSURE THAT ALL LINES OF SIGHT AND DRAINAGE
- FLOWS ARE NOT OBSTRUCTED. THE LOCATION AND INSTALLATION OF ALL MAIL BOXES SHALL BE COORDINATED BETWEEN THE DEVELOPER AND THE US POSTAL SERVICE.
- 27. MAIL BOXES CONFORMING TO CITY STANDARD 271 MAY BE INSTALLED IN THE RIGHT-OF-WAY.

- DEVELOPER.
- 29. SECTION 39 ASPHALT CONCRETE OF THE CITY CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL INCLUDE THE FOLLOWING
- LIQUID ANTI-STRIPPING AGENT (LAS) SHALL BE ADDED TO THE ASPHALT BINDER AT A RATE OF 0.5% BY WEIGHT OF ASPHALT BINDER. THE LAS SHALL BE AD-HERE LOF 65-00 OR EQUIVALENT, AND SHALL BE STORED MEASURED AND BLENDED IN ACCORDANCE WITH THE LAS MANUFACTURER'S RECOMMENDED PRACTICE. THE LAS CAN BE ADDED TO THE ASPHALT BINDER AT THE ASPHALT PLANT OR AT THE REFINERY. WHEN ADDED AT THE ASPHALT PLANT, THE EQUIPMENT SHALL INDICATE AND RECORD THE AMOUNT OF LAS ADDED. IF ADDED AT THE REFINERY, THE SHIPPING TICKET FROM THE REFINERY SHALL CERTIFY THE TYPE AND AMOUNT OF LAS ADDED.
- 30. THE ASPHALT CONCRETE MIXTURE FOR ASPHALT CONCRETE SURFACE AND ASPHALT CONCRETE BASE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- MINIMUM TENSILE STRENGTH RATIO (TSR) OF 70, AND A MINIMUM DRY TENSILE STRENGTH OF 65 POUNDS PER SQUARE INCH. BASED ON AASHTO T 283-07.
- AT ANY TIME DURING THE FIRST 12 MONTHS FROM THE TIME OF PLACEMENT OF THE ASPHALT CONCRETE, THE SURFACE SHALL BE VISUALLY INSPECTED BY THE CITY. IF SIGNS OF STRIPPING OF BINDER FROM AGGREGATE OR LOSS OF AGGREGATE IS APPARENT. THE CITY SHALL CORE THE ASPHALT CONCRETE SURFACE. THE CORE SAMPLES SHALL BE PREPARED PER THE METHOD FOR FIELD-MIXED, LABORATORY-COMPACTED SPECIMENS AND TESTED FOR TSR. ASPHALT CONCRETE WITH A TSR LESS THAN 70 SHALL BE REMEDIATED AS REQUIRED BY THE CITY ENGINEER.

SIGNING, STRIPING AND STREET LIGHTING NOTES

- 1. ALL WIRING AND EQUIPMENT CONSTRUCTION SHALL ALSO CONFORM TO THE NATIONAL ELECTRIC CODES (NEC), AND SECTION 86 OF THE CALIFORNIA STANDARD SPECIFICATIONS.
- 2. A RUN OF CONDUIT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR ¼ BENDS (360° TOTAL) INCLUDING OFFSETS AND BENDS LOCATED AT PULL BOXES AND SERVICE POINTS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE 347-14.
- PRIOR TO COMMENCEMENT OF STREET LIGHT CONDUIT SYSTEM CONSTRUCTION, THE CONTRACTOR
- PROVIDE 3 COPIES OF THE JOINT TRENCH PLAN TO THE PUBLIC WORKS INSPECTOR, AND; MEET WITH THE PUBLIC WORKS INSPECTOR AT THE SITE TO REVIEW STREET LIGHT CONDUIT PLANS
- AND IDENTIFY ALL PULL BOX LOCATIONS AND CONDUIT STREET CROSSINGS. 4. ELECTRICAL INFORMATION SHOWN ON THIS PLAN IS FOR BIDDING ONLY. STREET LIGHT LOCATIONS
- ARE PER THIS PLAN. 5. NO MORE THAN ONE STREET LIGHT CONDUIT AT ANY PG&E SERVICE POINT.
- 6. A NO. 5 PULL BOX PER CITY STD. 601 SHALL BE USED AT ALL STREET LIGHT STANDARD AND STREET
- CROSSINGS AND AT FUTURE INTERCONNECTS. CONTRACTOR SHALL VERIFY STREET LIGHT SERVICE POINT LOCATIONS WITH PG&E PRIOR TO COMMENCING WORK.
- ALL CONDUIT TO BE USED SHALL BE A MINIMUM OF 2" DIAMETER, EXCEPT FROM EACH STREET LIGHT TO THE ADJACENT PULL BOX. WHICH MAY BE 1" DIAMETER PVC OR METAL, AND SHALL HAVE THE FOLLOWING COVER FROM THE TOP OF CONDUIT:
- WITHIN SIDEWALK OR PARKWAY AREAS 2'-0" MIN. SCHEDULE 40 PVC.
- WITHIN ROADWAY AREAS 2'-6" MIN. SCHEDULE 40 PVC. OR 2'-6" MIN. SCHEDULE 80 PVC.
- 9. STRIPING AND SIGNING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF SANTA ROSA TRAFFIC STANDARDS. MATERIALS SHALL BE FURNISHED BY THE CONTRACTOR.
- PROPOSED STRIPING AND MARKING SHALL BE INSTALLED THE SAME DAY AS THE REMOVAL OF THE EXISTING STRIPING AND MARKINGS. IF NOT. CONTRACTOR SHALL PROVIDE TEMPORARY PAVEMENT MARKERS UNTIL PROPOSED STRIPING AND MARKING ARE INSTALLED.
- ALL STRIPING. PAVEMENT MARKING AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALTRANS STANDARD PLANS, CALIFORNIA MUTICODE AND CITY OF SANTA ROSA STREET TRAFFIC STANDARDS.
- 12. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING AND STRIPING. CONTACT TRAFFIC ENGINEERING AT 543-3814
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND CAT TRACKING OF ALL PROPOSED STRIPING AND MARKING. CAT TRACKING SHALL BE DONE A MINIMUM OF 48 HOURS PRIOR TO PROPOSED STRIPING AND MARKING TO ALLOW THE CITY TIME FOR REVIEW AND APPROVAL.
- 14. EXISTING STRIPING AND MARKING TO BE REMOVED SHALL BE REMOVED BY GRINDING BY THE CONTRACTOR.
- 15. PAVEMENT LEGENDS, CROSSWALKS AND STOP BARS SHALL BE INSTALLED BY USING THERMOPLAST IC PER M.U.T.C.D. AND CALTRANS STANDARD SUPPLEMENTAL SPECIFICATIONS. BIKE LANE LINES TO **BE INSTALLED USING 6" TAPE OR PAINT**
- 16. STOP SIGNS AND STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR PER CITY STD. DWG. 701, 705A, 705B, 705D, & 240, AND COMPLY WITH M.U.T.C.D. AND STATE SUPPLEMENTAL GUIDELINES FOR OTHER SIGNAGE
- 17. ALL SIGNING SHALL BE REFLECTORIZED HIGH INTENSITY SHEETING AND SHALL BE OF ALUMINUM ALLOY MATERIAL PER CITY STANDARD SERIES 700.
- 18. SIGNING AND STRIPING ARE TO BE WORKED ON CONCURRENTLY.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

- EROSION AND SEDIMENT CONTROL SHOWN ON SHEET(S) C2.0 ASSUMES STREET, CURB. GUTTER AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND FROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR CITY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND CITY OF SANTA ROSA AND IN ACCORDANCE WITH THE PROJECT SWPPP (IF APPLICABLE). EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.
- 5. IF THE STORM DRAIN SYSTEM IS NOT IN PLACE BY OCTOBER 15, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE ENGINEER AND THE CITY OF SANTA ROSA. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.
- 6. STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY OF SANTA ROSA.
- ANY DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.
- 10. PRIOR TO AND DURING A PRECIPITATION EVENT, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.
- 11. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES
- 12. BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A WEEKLY BASIS DURING THE DRY SEASON AND RECORDED IN AN INSPECTION CHECKLIST. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITH 48 HOURS FOLLOWING A RAIN EVENT. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.
- 13. UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.
- 14. ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.
- 15. ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY WHEN NECESSARY WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP
- 16. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES
- 17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- 18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.
- 19. THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.
- 20. AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.

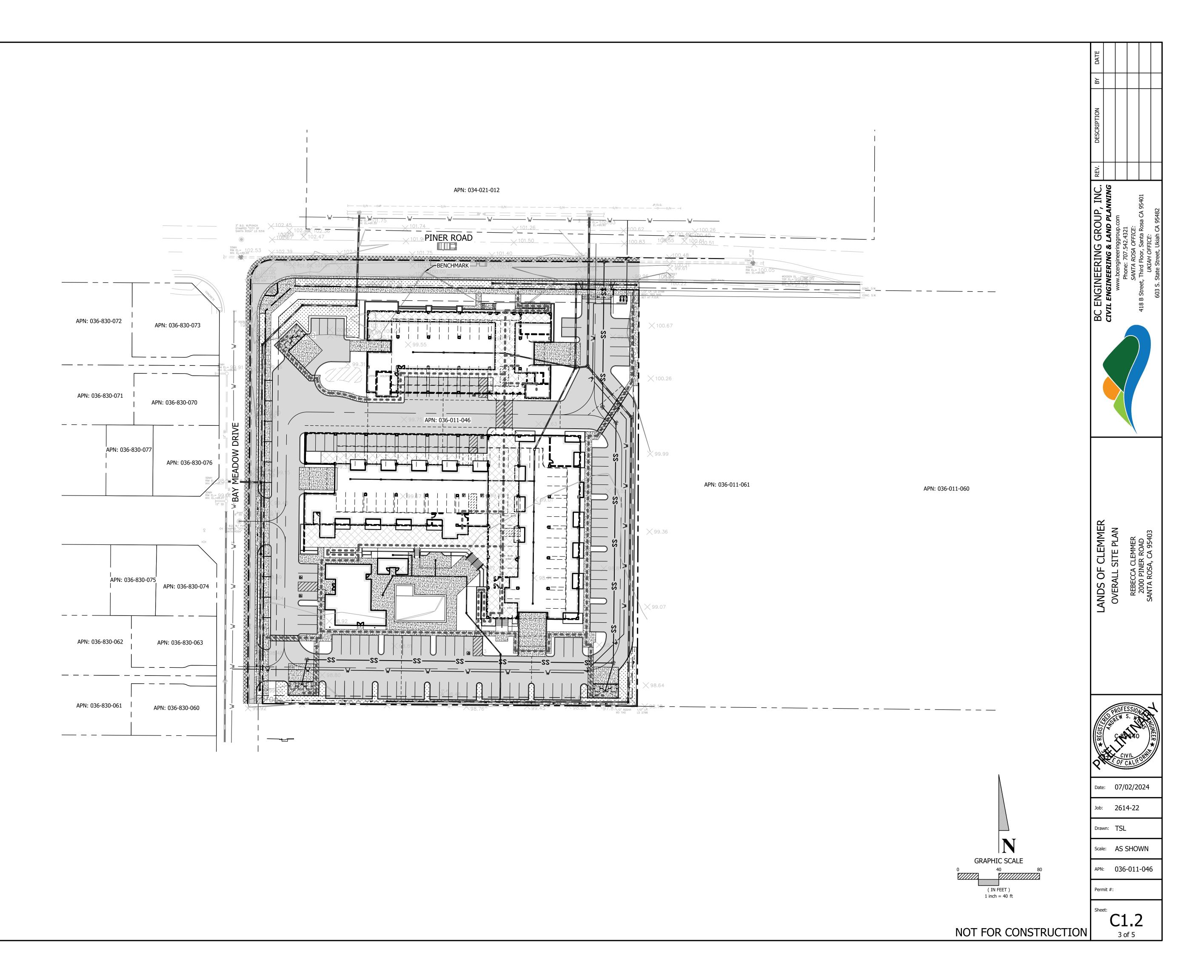
GRADING AND DRAINAGE NOTES

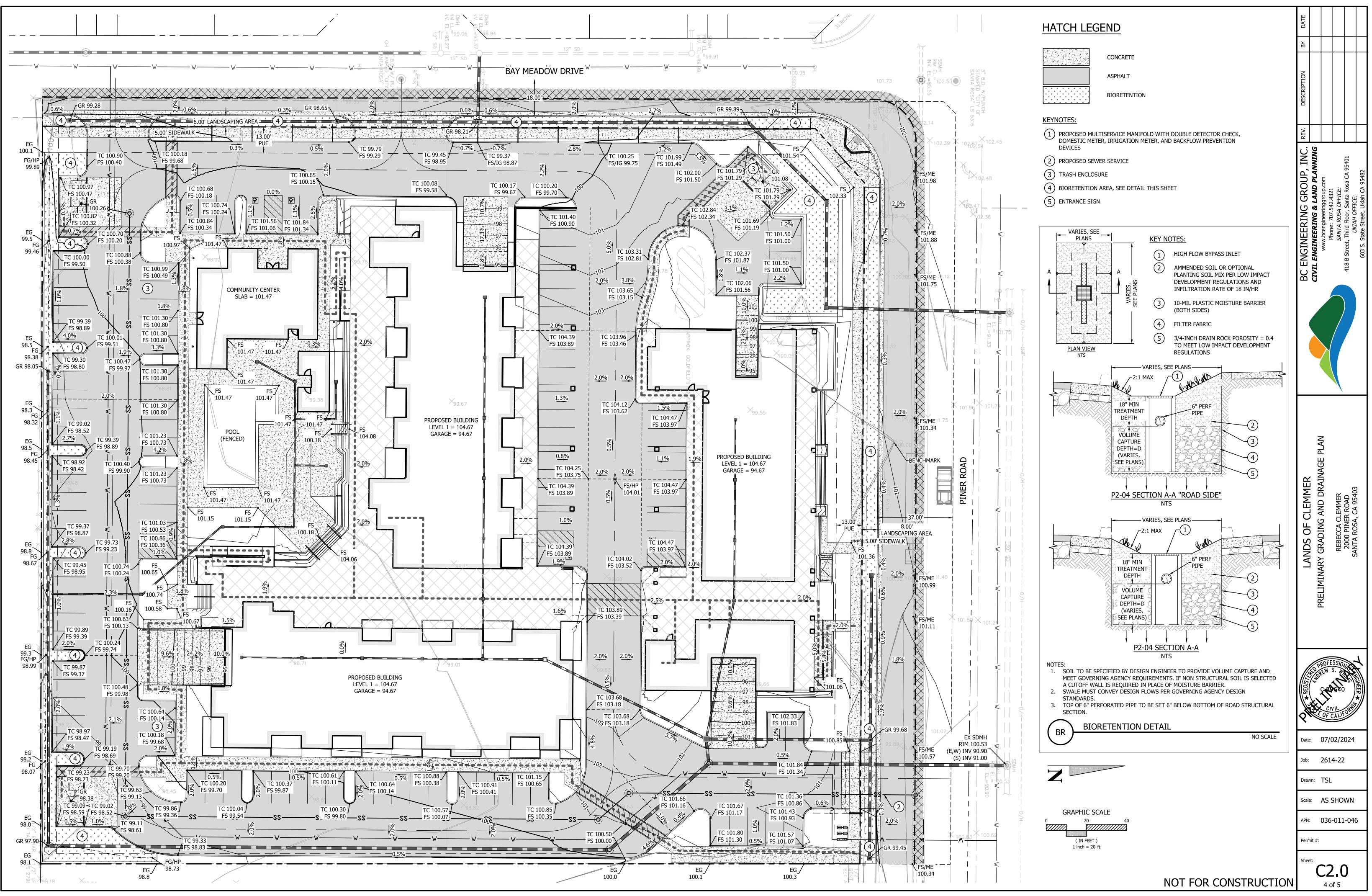
- NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO I PERMIT BY THE CITY OF SANTA ROSA.
- 2. CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH (QUALITY CONTROL BOARD FOR ANY DE-WATERING OPERATIONS THAT ARE REMOVAL OF GROUND WATER FROM EXCAVATIONS WITH THE INTENT OF D TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. WHEN (DISCHARGED TO THE SEWER PRIOR APPROVAL MUST BE OBTAINED FROM 1 INDUSTRIAL WASTE DIVISION.
- A NOTICE OF INTENT TO COMPLY WITH THE TERMS OF THE GENERAL PERMI WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE FILED W REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO THE ISSUANCE O (CALL 707-576-2220 FOR INFORMATION).
- 4. TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN CREEK SETBA VEGETATION/TREE AREAS OR WITHIN 10 FEET OF AN ADJACENT RESID STOCKPILES HIGHER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN PROPERTY LINE
- TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT ARE REQUIRED
- 6. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES
- SUBDIVISION GRADING SHALL OCCUR ONLY BETWEEN APRIL 15 AND OTHERWISE APPROVED BY THE CITY ENGINEER OR CHIEF BUILDING OFFICIA AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND A GRAD SUBMITTED TO COMMUNITY DEVELOPMENT ENGINEERING WITH THE GRADIN WINTERIZATION OF THE PROJECT SHALL BE THE FIRST ORDER OF WORK.
- RAIN WATER LEADERS AND ROOF DRAINS ARE TO BE CONNECTED BY DEVE SYSTEM OR SPLASH BLOCK. SEE ARCHITECTURAL PLANS FOR EXACT LO CONCENTRATED LOT DRAINAGE SHALL FLOW ACROSS SIDEWALKS.
- SITE GRADING SHALL BE DONE UNDER OBSERVATION OF THE PROJECT G AND SHALL BE IN COMPLIANCE WITH CHAPTER 18 APPENDIX J, MOST I CALIFORNIA BUILDING CODE.
- 10. EXISTING NON-COMPLYING FILLS AS IDENTIFIED IN THE PROJECT GEOTE SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 18, RECENT EDITION OF THE CALIFORNIA BUILDING CODE, AND THE GEOTECHNICAL ENGINEER
- 1. EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO THE CITY BUILDING DIVISION AND CITY FIRE DEPARTMENT. APPROVALS MU TO REMOVAL OF MATERIAL.
- 12. DRAINAGE FROM UPSTREAM PROPERTIES SHALL NOT BE BLOCKED BY GRAI OF IMPROVEMENTS. 13. THE CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM
- ALL PHASES OF CONSTRUCTION. 4. HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEM WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAIN DEMOLITION OF ANY STRUCTURES ON THE PROJECT SITE.
- 15. PRIOR TO ANY GRADING OPERATION, THE CONTRACTOR SHALL INSTAL AROUND THE DRIP LINE OF TREES TO BE SAVED IN COMPLIANCE WITH THI THE CUTTING, FILLING, PAVING OR TRENCHING WITHIN ROOT ZONES OF TR BE REVIEWED AND APPROVED BY A CITY APPROVED ARBORIST AND PERFO SITE SUPERVISION
- 16. DRIP-LINES OF TREES OVERHANGING THE PROPERTY LINE SHALL BE AFFOR PROTECTION AS TREES ON SITE THAT ARE TO REMAIN.
- 17. ALL PADS SHALL BE CONSTRUCTED TO A TOLERANCE OF 0.1 FEET +/- FROM 18. RECORD DRAWINGS SHALL INCLUDE SUB-DRAINS AND CLEAN-OUTS REQ GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
- 19. DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATION 124 NATIONAL POLLUTANT DISCHARGE FUMINATION SYSTEM (NPDES) PE STORM WATER DISCHARGE. PROJECT MUST ALSO CONFORM WITH ANY DES POLICIES ADOPTED BY THE CITY TO CONFORM WITH THESE REGULATIONS.
- 20. UNDER 40 CFR, CONSTRUCTION ACTIVITY INCLUDES CLEARING, GRA ACTIVITIES. THESE ACTIVITIES REQUIRE OBTAINING AN NPDES PERMIT F RESOURCES CONTROL BOARD FOR PROJECTS WHICH QUALIFY, PRIOR TO T CONSTRUCTION ACTIVITY.
- 21. FILLING IS RESTRICTED TO I FOOT MAXIMUM ABOVE EXISTING GROUND ADJACENT TO EXISTING RESIDENTIAL LOTS, UNLESS OTHERWISE APPROVED 22. BLASTING (IF REQUIRED) REQUIRES A PERMIT FROM THE CITY FIRE DEPARTM
- 23. PRIOR TO ANY GRADING OPERATION THE GRADING CONTRACTOR AND THE F ENGINEER SHALL JOINTLY SEARCH THE SITE FOR EXISTING WELLS AND SEF SHALL NOTIFY THE CITY OF FINDINGS.

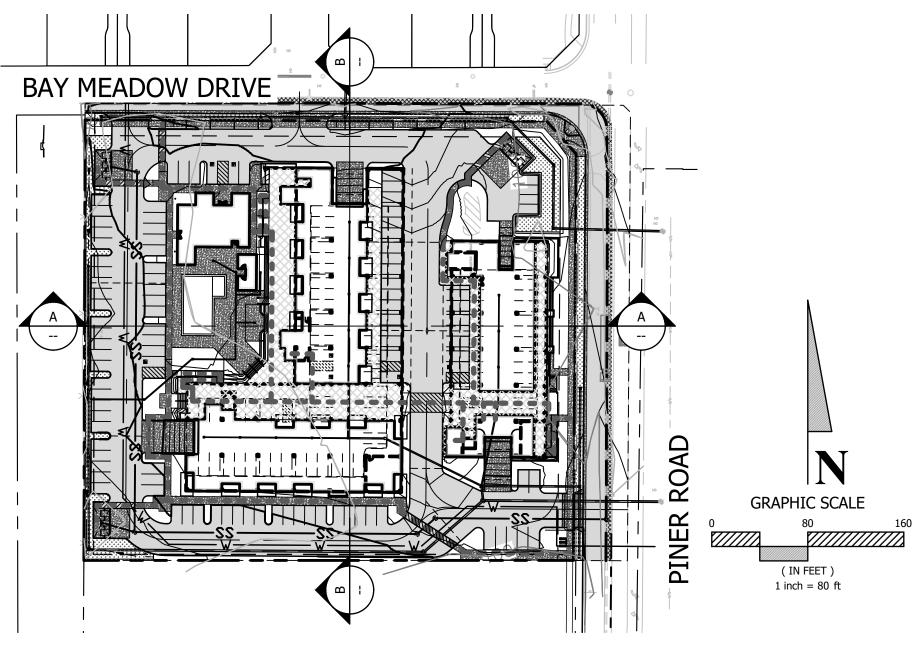
PROJECT SPECIFIC REQUIRED NOTES:

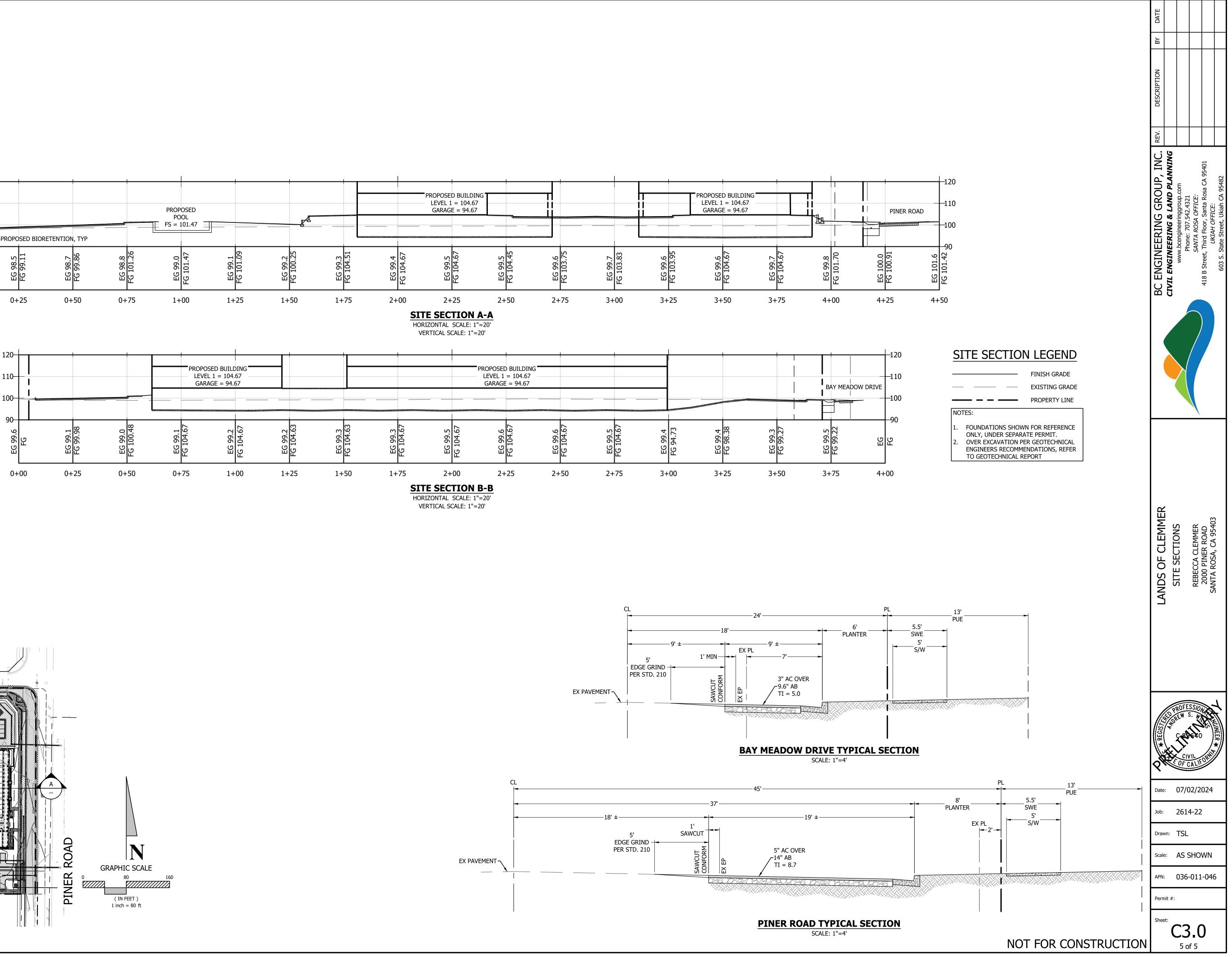
- 24. ALL SEPTIC SYSTEMS SHALL BE ABANDONED PER CITY OF SANTA ROSA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT REQUIREMENTS. PER FROM SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPART SHALL BE REMOVED AND BACKFILLED UNDER THE OBSERVATION OF THE ENGINEER AND INSPECTION BY THE SONOMA COUNTY PERMIT AND R DEPARTMENT
- 25. ANY EXISTING WELLS TO BE ABANDONED SHALL BE DONE IN ACCORDANC ORDINANCE AS ADMINISTERED BY THE CITY BUILDING OFFICIAL. PERMITS A SONOMA COUNTY PERMIT & RESOURCE MANAGEMENT DEPARTMENT.
- 26. REMOVAL OF ANY PERMANENT STRUCTURE 10' X 12' OR LARGER REQUIRE FROM THE CITY BUILDING DIVISION.
- 27. PRIVATE DRIVEWAYS SHALL BE CONSTRUCTED UNDER THE OBSERVATION (IN COMPLIANCE WITH THE CITY DESIGN AND CONSTRUCTION STANDARDS REPORTS SHALL BE FURNISHED TO THE CITY IN COMPLIANCE WITH C.B REQUIREMENTS. ALL COSTS RELATED TO SUCH SPECIAL INSPECTIONS SI OWNER/DEVELOPER
- 28. IF NO DOWNSPOUT CONNECTIONS ARE ILLUSTRATED WITHIN THIS PLAN SET BE CONNECTED TO SOLID PIPES AND ROUTED AWAY FROM ALL FOUNDATION

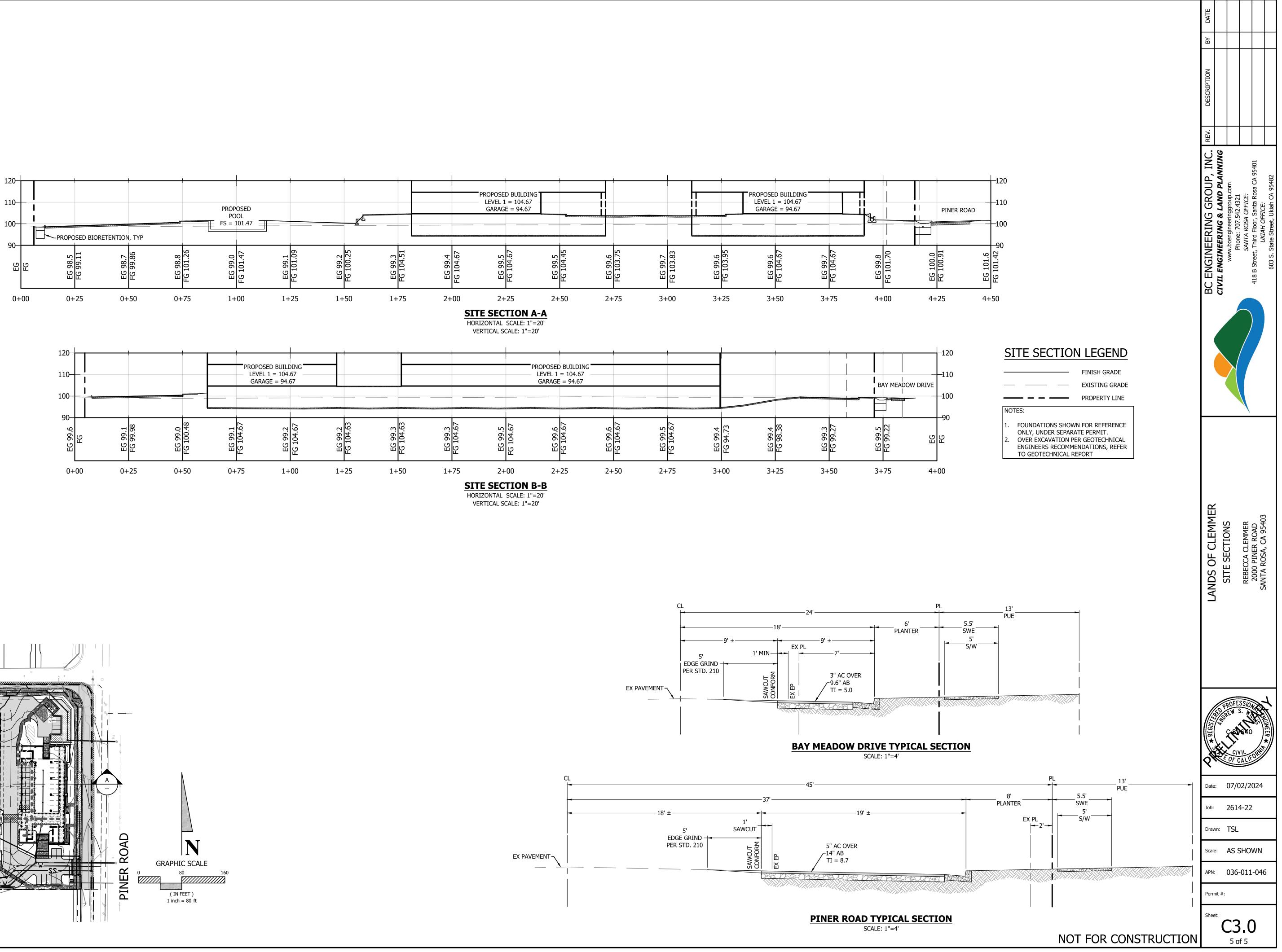
	STORM DRAIN NOTES	DATE
D ISSUANCE OF A GRADING H COAST REGIONAL WATER ARE USED TO MANAGE THE DOWNSTREAM DISCHARGE	 ALL STORM DRAIN SHOWN "S.D." SHALL BE R.C.P., H.D.P.E. OR CAST-IN PLACE CONCRETE UNLESS OTHERWISE NOTED. RCP STORM DRAIN SHALL BE CLASS III UNLESS OTHERWISE SHOWN ON THE PLAN AND PROFILES. ANY USE OF CAST-IN-PLACE PIPE REQUIRES SPECIAL INSPECTION AS CALLED OUT IN CITY STANDARDS, SECTION 63. IF PIPE MATERIAL IS CHANGED, THEN, DRAWING REVISIONS FOR PLAN DESIGN MAY BE REQUIRED. 	
N GROUNDWATER IS TO BE IN THE CITY OF SANTA ROSA	 ALL STORM DRAIN PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY FROM CENTER OF STRUCTURES. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION. IT IS NOT ALLOWED TO WASH DIRT/DEBRIS DOWNSTREAM IN PIPES. 	DESCRIPTION
WITH THE NORTH COAST OF ANY GRADING PERMIT IBACK AREAS, PROTECTED SIDENTIAL PROPERTY LINE.	STREET NOTES	DE
AN ADJACENT RESIDENTIAL	1. ALL STREET TRENCHING REPAIR IN PUBLIC R/W REQUIRES USE OF A.C. HOTMIX. UNDER DIRECTION	REV.
NG ACTIVITIES. OTHERWISE RED FOR THE STOCKPILE. ES OF CONSTRUCTION.	OF CITY INSPECTOR AND PER STD. 215 2. STREET TREES ARE REQUIRED AND SHALL BE PLANTED BY THE DEVELOPER. SELECTION WILL BE	INC. <i>NING</i> 5401
D SEPTEMBER 15 UNLESS CIAL IN CONJUNCTION WITH RADING SCHEDULE TO BE DING PERMIT APPLICATION.	MADE FROM THE CITY'S APPROVED MASTER STREET TREE LIST AND APPROVED BY THE CITY'S PARKS DIVISION. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY "STANDARDS AND SPECIFICATIONS FOR PLANTING PARKWAY TREES". TREE PLANTING LOCATION SHALL BE MARKED BY CITY PARKS DIVISION URBAN FORESTRY SECTION PERSONNEL; CONTACT 707-543-3422. COPIES OF THE MASTER STREET TREE LIST AND THE STANDARDS ARE AVAILABLE AT THE PARKS DIVISION OFFICE, 707-543-3770. THE DEVELOPER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM TO STREET TREES.	DUP, PLAN com sa CA 95
VELOPER TO STORM DRAIN LOCATIONS AND SIZES. NO	PROJECT SPECIFIC REQUIRED NOTES:	RING G RING & LA ngineeringgra e: 707.542.4; A ROSA OFFI A Floor, Santa d Floor, Santa Street, Ukiah
GEOTECHNICAL ENGINEER RECENT EDITION OF THE	3. PROJECT GEOTECHNICAL ENGINEER SHALL REVIEW THE EXISTING STRUCTURAL SECTION DURING CONSTRUCTION AND SHALL CLEAR EXISTING SECTION WITH CITY OF SANTA ROSA PUBLIC WORKS DEPARTMENT MATERIALS LAB. IF STRUCTURAL SECTION IS NOT ADEQUATE THE ROADWAY SHALL BE RECONSTRUCTED TO CENTERLINE ALONG PROJECT FRONTAGE.	INEEA INEEA ww.bcei Phon SANT set, Thirr uh S. State
TECHNICAL INVESTIGATION 18, AND APPENDIX J, MOST E SATISFACTION OF THE	4. EXPANSION INDEX (EI) OF 21-50 IS LOW, AND 51-90 IS MEDIUM. SUB-GRADE SHALL BE TESTED BY THE SOILS ENGINEER AND ALL AREAS WITH EI OF 51 OR GREATER WILL BE PROTECTED BY A MOISTURE BARRIER (SEE DETAIL) OR RECEIVE A SUB-EXCAVATION AND BACKFILL OF MATERIAL BELOW EI 51 CONTACT CITY MATERIALS LAB PRIOR TO SAMPLING. PROVIDE SUB-GRADE CERTIFICATION FOR EI TO	EI B
TO AN AREA APPROVED BY MUST BE IN WRITING PRIOR	CONTACT CITY MATERIALS LAB PRIOR TO SAMPLING. PROVIDE SUB-GRADE CERTIFICATION FOR ETTO CITY MATERIAL LAB.	BC E crvit 418
RADING OR CONSTRUCTION	UTILITY GENERAL NOTES	
M SEDIMENTATION DURING	 THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF WATER. 	
NG TO THE REQUIREMENTS EMONSTRATE COMPLIANCE AINING MATERIALS DURING ALL PROTECTIVE FENCING	 IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF WATER. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY OF SANTA ROSA WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ONSITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE UTILITY DEPARTMENT AND WILL RESULT IN PENALTIES, INCLUDING PAYMENT OF FINES AND ESTIMATED 	
THE CITY TREE ORDINANCE. TREES TO BE SAVED MUST RFORMED UNDER THEIR ON	 WATER USAGE FEES. 3. CONTRACTOR SHALL NOTIFY INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO ALLOW FOR VISUAL ONSITE INSPECTION OF WATER PIPE JOINTS, VALVES, CONNECTIONS, SERVICE SADDLES, HARNESSES, ANCHORS AND THRUST BLOCKS, PRIOR TO BACK FILLING. 	
ORDED THE SAME LEVEL OF	 CONTRACTOR SHALL NOTIFY INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO ALLOW FOR VISUAL INSPECTION OF CUT/TIE INS TO THE SEWER SYSTEM AND ALL ABANDONMENTS. 	
M SHOWN PAD ELEVATION. EQUIRED BY THE PROJECT	 ONLY AUTHORIZED CITY PERSONNEL SHALL OPERATE VALVES ON THE EXISTING WATER SYSTEM. RESTRAINED MECHANICAL JOINTS SHALL BE USED ON ALL TEES, FITTINGS, AND ASSOCIATED GATE 	
TIONS) PARTS 122, 123 AND PERMIT APPLICATIONS FOR ESIGN AND CONSTRUCTION	VALVES UNLESS OTHER APPROVED OR DIRECTED BY THE INSPECTOR7. SUBMITTALS FOR ALL ITEMS USED FOR WATER AND SEWER CONSTRUCTION IN THE CITY RIGHT OF WAY ARE REQUIRED FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK.	
5. RADING AND EXCAVATION FROM THE STATE WATER O THE COMMENCEMENT OF	8. CUT-IN TEES AND FINAL WATER MAIN TIES-INS SHALL BE DONE UNDER THE INSPECTION OF AUTHORIZED CITY PERSONNEL. CUT-IN TEES OR TIES-INS SHALL NOT BE DONE WITHIN FOUR FEET OF A JOINT UNLESS DIRECTED BY THE INSPECTOR. IF THIS SPACING REQUIREMENT CANNOT BE MET THE INSPECTOR MAY DIRECT THAT THE JOINT BE REMOVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE INSPECTOR FOR ALL REQUIRED INSPECTIONS.	
IND AND 2 FOOT MINIMUM ED BY THE CITY ENGINEER. RTMENT. IE PROJECT GEOTECHNICAL GEPTIC SYSTEMS, PROJECT	9. ALL WATER METER BOX COVERS SHALL BE CONSTRUCTED FROM A TRAFFIC RATED COMPOSITE MATERIAL WITH A 2" DIAMETER BORE ALL THE WAY THROUGH THE LID, AND A 4-1/8" DIAMETER BY 5/16" DEEP COUNTER-BORE CENTERED OVER THE 2" BORE TO ACCOMMODATE AUTOMATED METER READING (AMR) EQUIPMENT. THE BORE HOLES SHALL BE SET TOWARD A CORNER OF THE BOX IN A MANNER THAT DOES NOT WEAKEN THE TRAFFIC RATING. CONTACT THE SANTA ROSA WATER DEPARTMENT IF ADDITIONAL INFORMATION IS NEEDED TO COMPLY WITH THESE REQUIREMENTS. LID SHALL BE CONSTRUCTED SPECIFICALLY FOR BOX USED ON. COVER MAY REQUIRE FIELD	CLEMMER TES CLEMMER ER ROAD A, CA 95403
SEPTIC STSTEMS. PROJECT	 MODIFICATION TO ACCOMMODATE AMR EQUIPMENT. CONTACT WATER DEPARTMENT FOR DIRECTION. 10. ALL VERTICAL AND HORIZONTAL SEPARATIONS REQUIREMENTS BETWEEN UTILITIES TO MEET MOST RECENT STATE WATER RESOURCES CONTROL BOARD STANDARDS. THESE STATE REQUIREMENTS SUPERCEDE CITY STANDARDS AND APPROVAL FROM STATE WATER RESOURCES BOARD MAY BE 	OF OF NOT
SA AND SONOMA COUNTY ERMIT SHALL BE OBTAINED RTMENT. SEPTIC SYSTEMS E PROJECT GEOTECHNICAL	 11. ALL WATER AND SEWER IMPROVEMENTS TO BE INSTALLED PER CITY WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS. 	LANDS 2000 SANTA
RESOURCE MANAGEMENT ANCE WITH THE CITY WELL S ARE REQUIRED FROM THE	12. DISINFECTION OF NEW WATER LATERAL/MAIN CAN TAKE A MINIMUM OF A WEEK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO READ DISINFECTION PROCEDURES AND UNDERSTAND THE PROCESS AND TIMING INVOLVED WITH TESTING OUT THE NEW MAIN/LATERAL. DISINFECTION PROCEDURES LIKE ALL OTHER STANDARDS ARE AVAILABLE ONLINE AT THE CITY OF SANTA ROSA	
RES A DEMOLITION PERMIT	WEBSITE.	
N OF THE SOILS ENGINEER RDS. PROGRESS AND FINAL C.B.C. SPECIAL INSPECTION SHALL BE BORNE BY THE	PROJECT SPECIFIC REQUIRED NOTES: 13. CONTRACTOR SHALL CONTACT CITY OF SANTA ROSA PUBLIC WORKS DEPARTMENT FOR FINAL INSPECTION OF ALL SEWER MAINS AND LATERALS, ALL SEWER MAINS AND LATERALS MUST BE CLEANED & MANDRELED PRIOR TO CITY ACCEPTANCE.	
GET, ALL DOWNSPOUT MUST	14. THE CONTRACTOR SHALL HIRE AN INDEPENDENT TELEVISION INSPECTION SERVICE TO PERFORM A CLOSED-CIRCUIT TELEVISION INSPECTION OF ALL NEWLY CONSTRICTED SEWERS INCLUDING LATERALS FROM THE MAIN TO THE CLEAN-OUT. THE TELEVISING SHALL BE PERFORMED PER SECTION 71-1.08 OF THE CITY OF SANTA ROSA SEWER SYSTEM CONSTRUCTION STANDARD SPECIFICATIONS.	PROFESSION
	15. ALL SEWER PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO CENTER OF MANHOLES AND CLEANOUTS.	Caller Caller
	16. THE CONTRACTOR SHALL ACTIVATE THE PROJECT'S WATERLINES THROUGH THE INSTALLATION OF A SIX INCH WATER METER PRIOR TO CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS. THE SIX INCH METER, APPURTENANCES AND SUITABLE PIPING SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AS SHOWN ON STD. 860. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE 6" METER CERTIFIED. THE CITY UTILITY DEPARTMENT WILL PLACE A PLAQUE ON THE METER AFTER CERTIFICATION OF METER HAS BEEN OBTAINED. THE ABOVE INSTALLATION SHALL REMAIN IN	CIVIL OF CALIFORNIA
	PLACE UNTIL THE WATER SYSTEM IS ACCEPTED BY THE CITY. THE COST OF WATER WILL BE BORNE BY THE OWNER/DEVELOPER/SUB-DIVIDER. THE LOCATION OF THE BRIDGE METER AND CHECK VALVES WILL BE DETERMINED BY THE CITY PUBLIC WORKS DEPARTMENT'S CONSTRUCTION SECTION.	Date: 07/02/2024
		Job: 2614-22
		Drawn: TSL
		Scale: AS SHOWN
		APN: 036-011-046
		Permit #:
	NOT FOR CONSTRUCTION	Sheet: C1.1 2 of 5

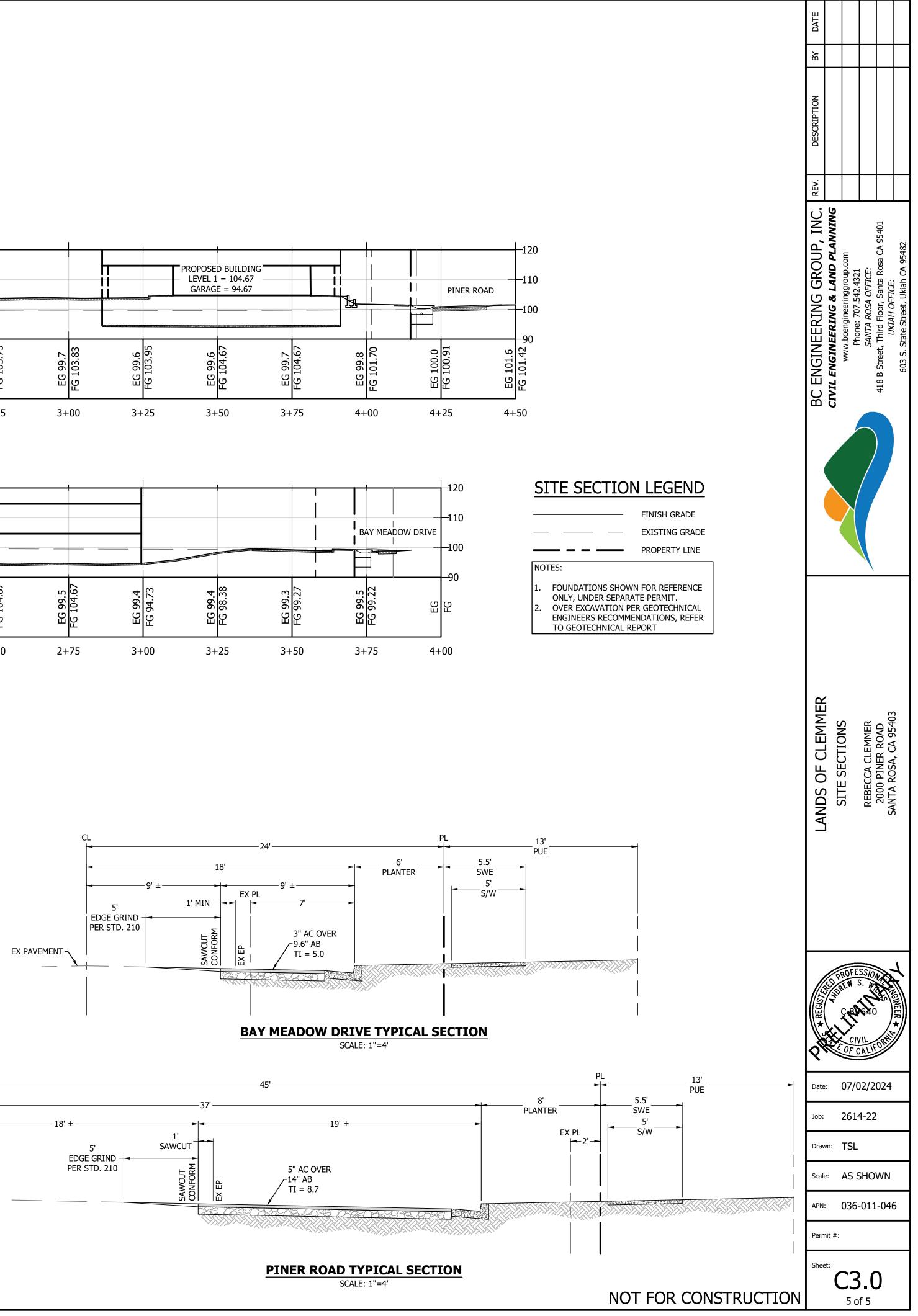


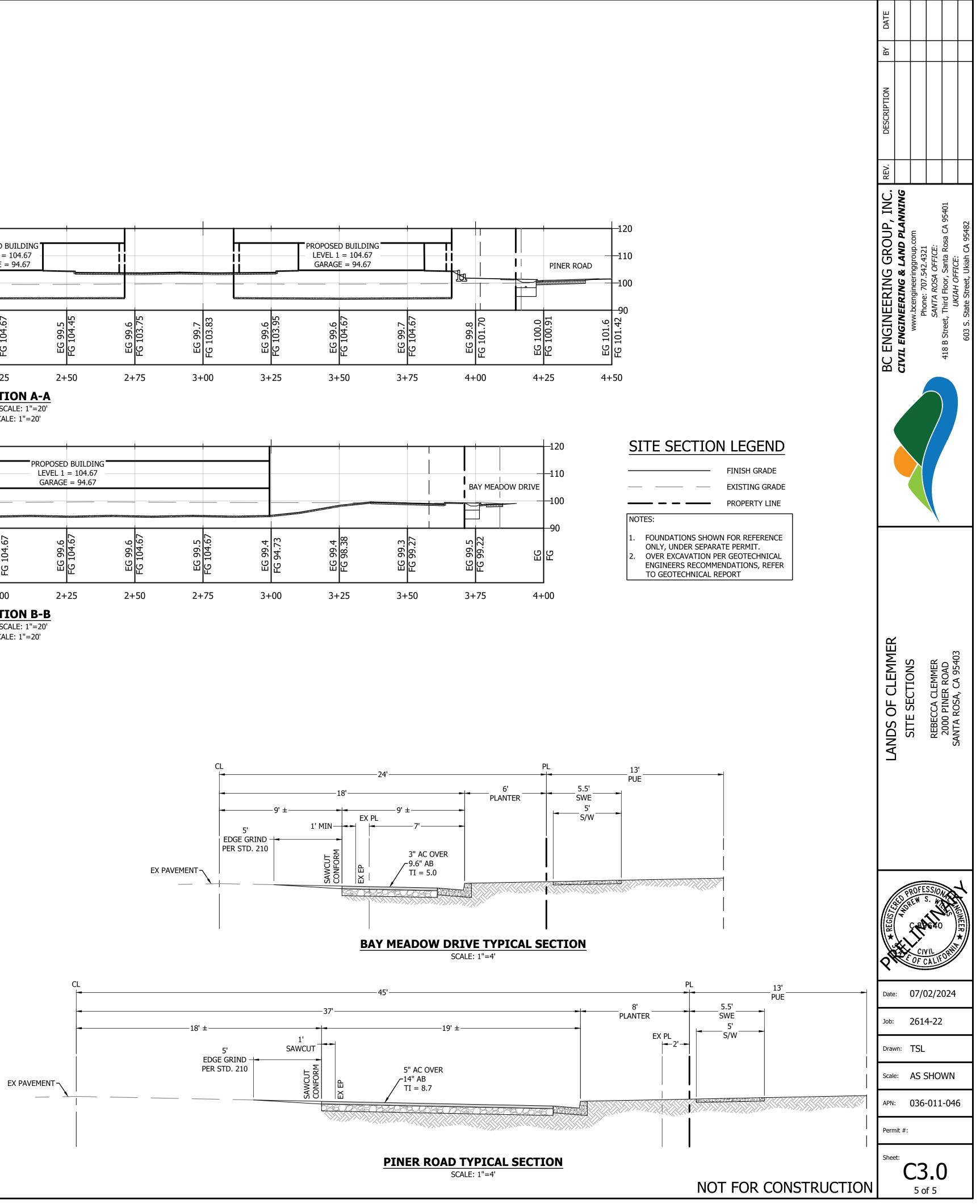


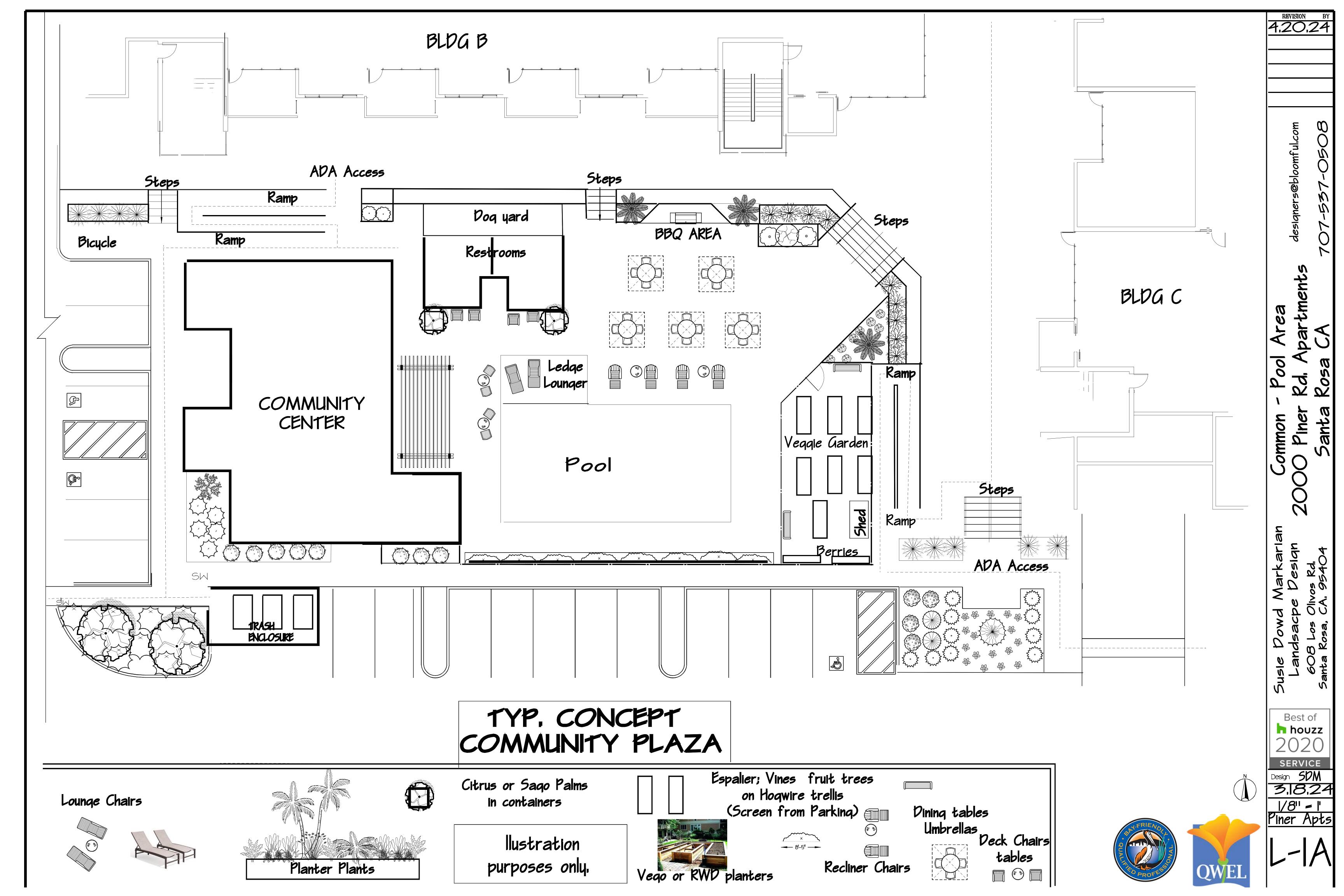


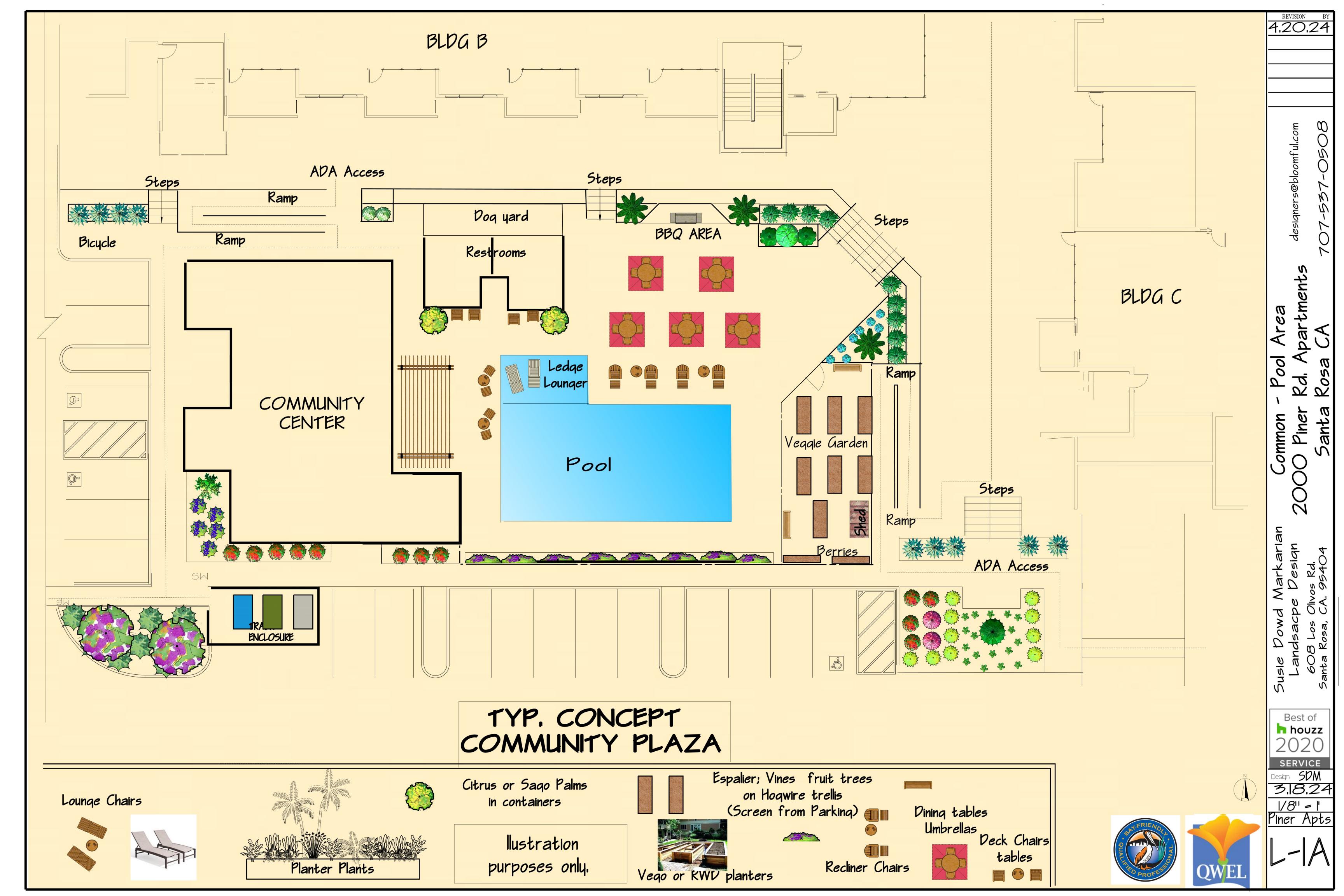


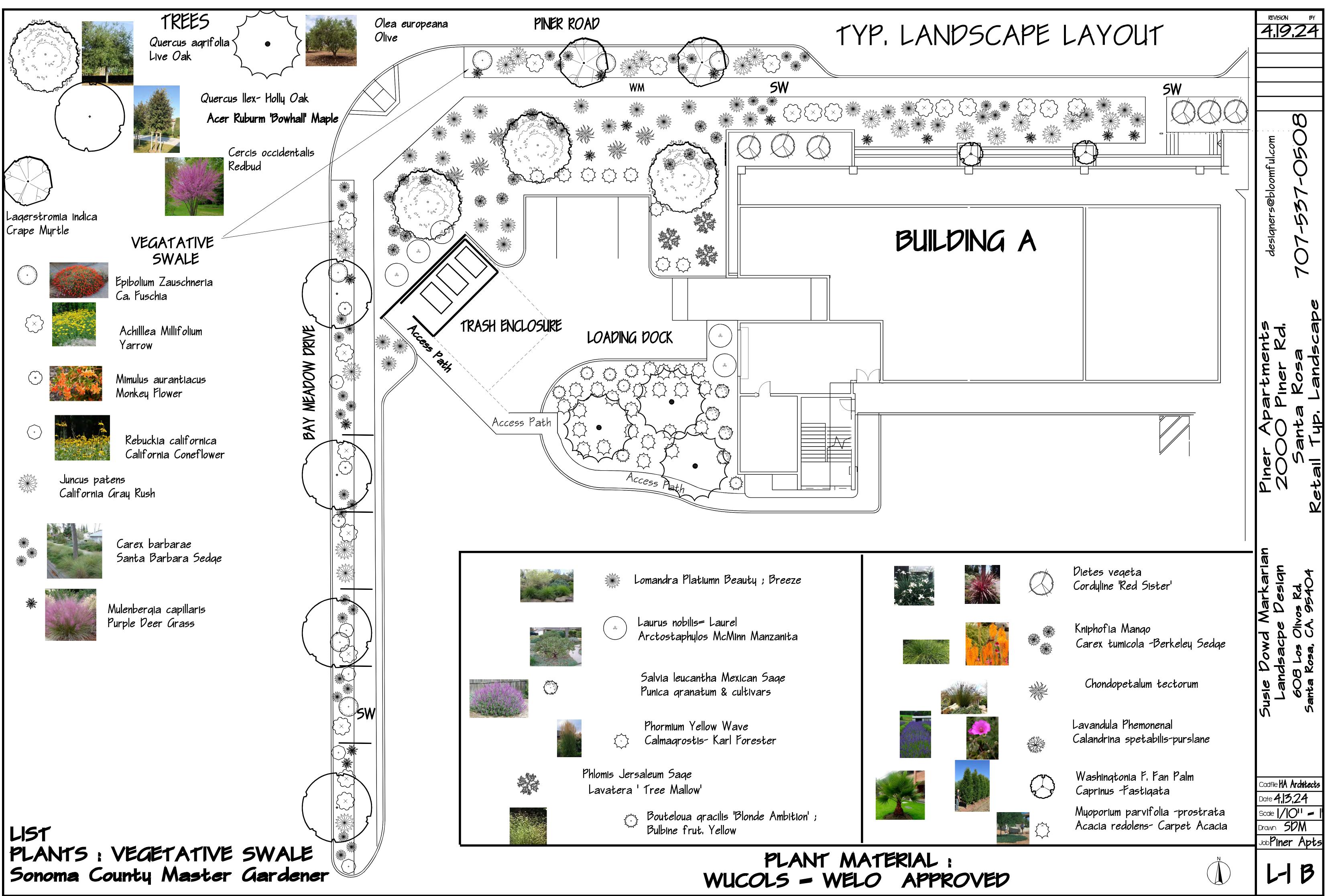


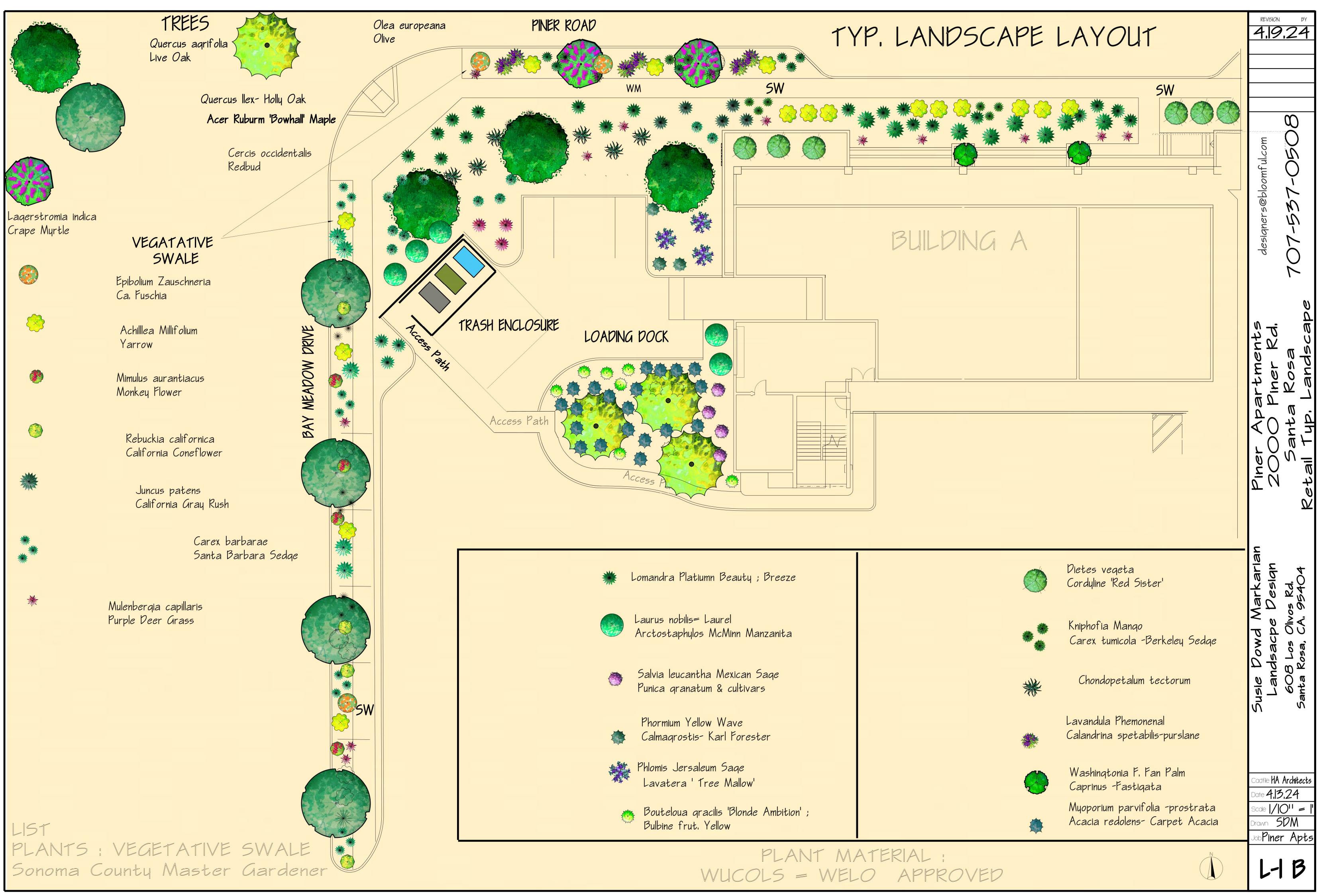












Bouteloua gracilis 'Blonde Ambition' ; Bulbine frut, Yellow	
Phlomis Jersaleum Saqe Lavatera ' Tree Mallow'	
Phormium Yellow Wave Calmagrostis- Karl Forester	
Salvia leucantha Mexican Saqe Punica qranatum & cultivars	
Laurus nobilis= Laurel Arctostaphylos McMinn Manzanita	
🌞 Lomandra Platiumn Beauty ; Breeze	

