

PROJECT INFORMATION

PROJECT ADDRESS: 0 COORS COURT
SANTA ROSA, CA 95407

OWNER/DEVELOPER: SMOTHERS & WHITE INC.
C/O JERRY REID
2881 CORBY AVENUE
SANTA ROSA, CA 95407

CIVIL ENGINEER: ANDREW S. WILLIS, P.E.
BC ENGINEERING GROUP, INC.
418 B STREET, THIRD FLOOR
SANTA ROSA, CA 95401
(707) 542-4321

SURVEYOR: CINQUINI & PASSARINO, INC.
117 WEST NORTH STREET
HEALDSBURG, CA 95448
(707) 433-9760

AREA: 1.18 ACRES

EARTHWORK SUMMARY

CUT = 200 CY
FILL = 600 CY
NET = 400 CY (FILL)

DISTURBED AREA = 0.92 ACRES WDD # N/A

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.

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PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO PROVIDE ON AND OFFSITE GRADING AND DRAINAGE IMPROVEMENTS TO SUPPORT THE CONSTRUCTION OF A VEHICLE STORAGE PARKING LOT ON THE SUBJECT PROPERTY.

SURVEY NOTE

DESCRIPTION OF BENCHMARK: CINQUINI & PASSARINO POINT NO. 53, (CITY OF SANTA ROSA BENCHMARK D-252) BEING A FOUND 2.5" BRASS DISK SET IN CONCRETE IN MONUMENT WELL STAMPED "CITY OF SANTA ROSA" ALONG TALMADGE DRIVE AS SHOWN HEREON. ELEVATION = 119.20' (CITY OF SANTA ROSA DATUM [NGVD29]) BASIS OF BEARINGS: NORTH 69°49'55" WEST BETWEEN CITY OF SANTA ROSA CONTROL MONUMENTS S G-299 AND G1010 (NAD83 [2011], EPOCH 2010) AS PUBLISHED BY THE CITY OF SANTA ROSA ON JUNE 15, 2018. CONTOUR INTERVAL = 1 FOOT

LEGEND

EXISTING	PROPOSED	DEFINITION
		PROPERTY LINE
		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
		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

IMPROVEMENT DRAWINGS FOR
SMOTHERS & WHITE INC.
VEHICLE STORAGE PARKING LOT AT
0 COORS COURT, SANTA ROSA, CA 95407
APN: 043-134-047

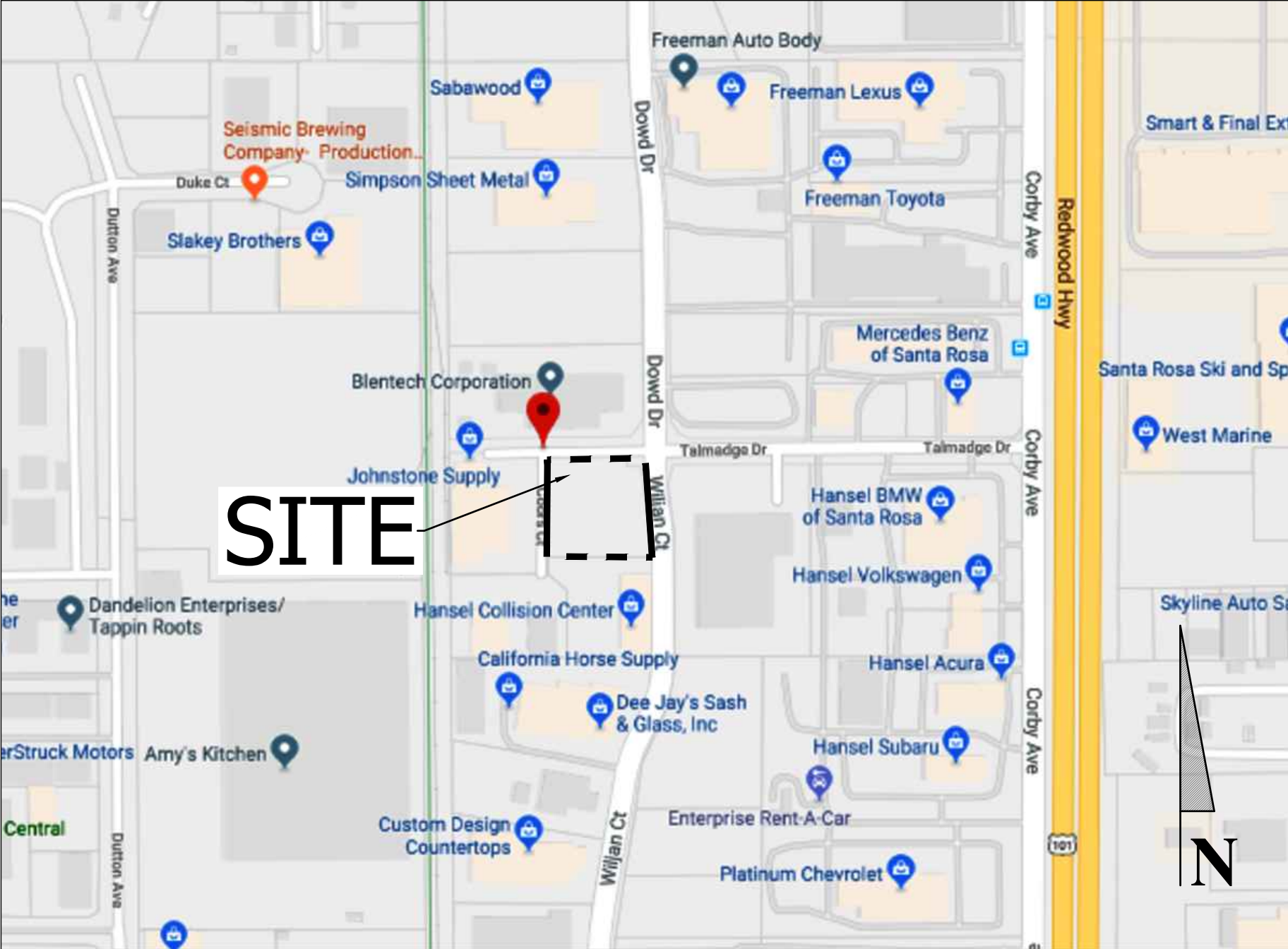
UTILITY PROVIDERS

WATER: CITY PF SANTA ROSA
69 STONY CIR
SANTA ROSA, CA 95401
(707) 543-4200

SEWER: CITY PF SANTA ROSA
69 STONY CIR
SANTA ROSA, CA 95401
(707) 543-4200

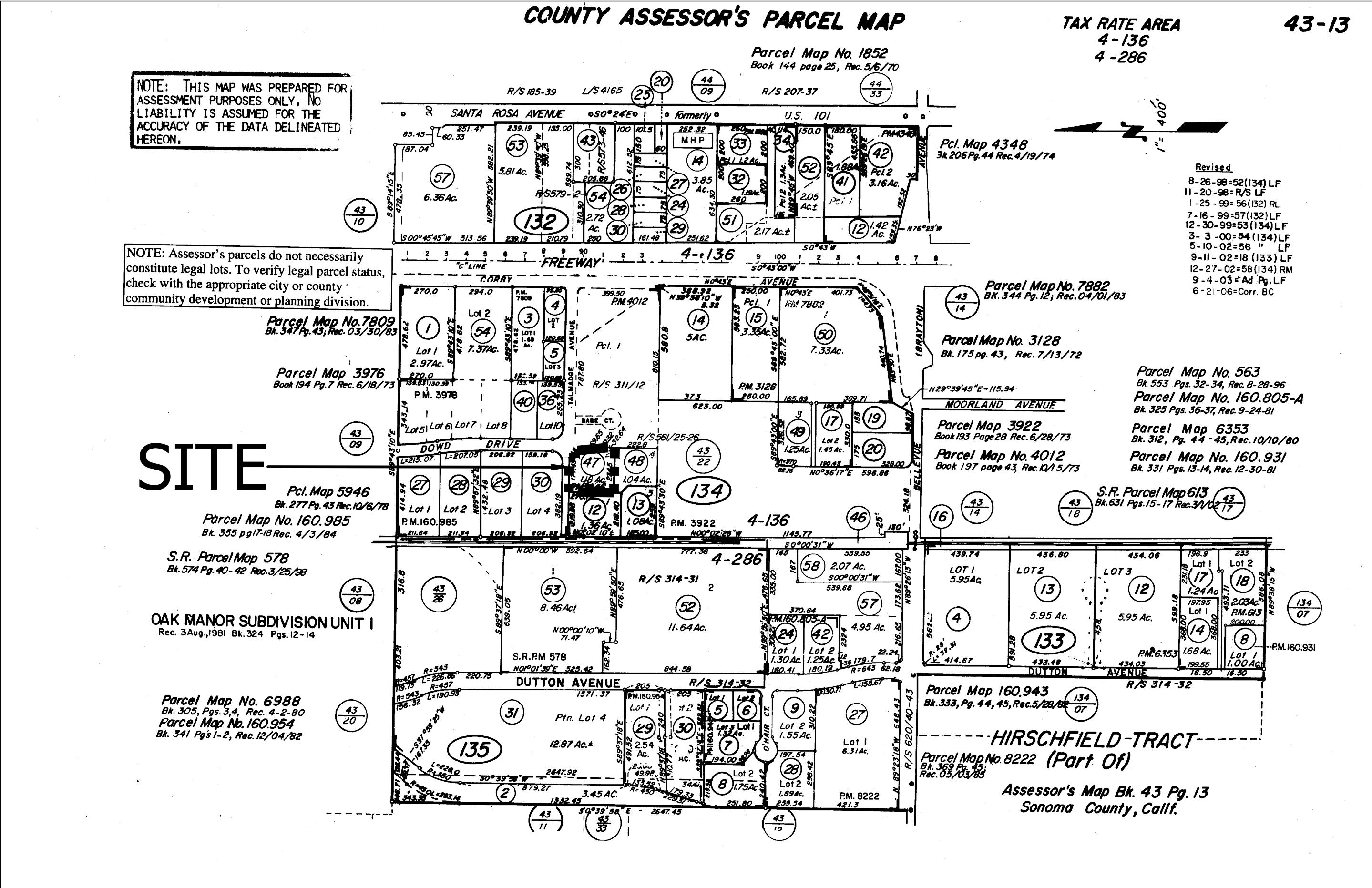
STORMWATER: CITY PF SANTA ROSA
69 STONY CIR
SANTA ROSA, CA 95401
(707) 543-4200

GAS/ELECTRIC: PG&E
111 STONY CIR
SANTA ROSA, CA 95401
(800) 743-5000



VICINITY MAP

NTS



ASSESSORS PARCEL MAP

NTS

ABBREVIATIONS

&	AND	HP	HIGH POINT
@	AT	HT	HEIGHT
L	CENTERLINE	HWY	HIGHWAY
°	DEGREE	ID	INSIDE DIAMETER
Ø	DIAMETER	IG	INVERT GRADE
#	NUMBER	IN	INCH
//	PARALLEL	INT	INTERIOR
%	PERCENT	INV	INVERT
⊥	PERPENDICULAR	IJ	"I" JOIST
±	PLUS OR MINUS	JST	JOIST
AB	AGGREGATE BASE	JT	JOINT TRENCH
AC	ASPHALT CONCRETE	L	LENGTH
AD	AREA DRAIN	LAT	LATERAL
AFF	ABOVE FINISHED FLOOR	LF	LINEAL FOOT
AG	AGGREGATE	LGW	LIMITS OF GRADING WORK
ALT	ALTERNATE	MAX	MAXIMUM
APN	ASSESSOR'S PARCEL NUMBER	ME	MATCH EXISTING
ARCH	ARCHITECT / ARCHITECTURAL	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
BC	BEGIN CURVE	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
BD	BELOW DECK	(N)	NEW
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	OC	ON CENTER
BLKG	BLOCKING	OD	OUTSIDE DIAMETER OF OUTSIDE FACE
BM	BENCHMARK	OH	OVERHEAD
BOF	BOTTOM OF FOOTING	OPNG	OPENING
BRG	BEARING	OPP	OPPOSITE
BSL	BUILDING SETBACK LINE	ORIG	ORIGINAL
BT	BEGIN TRANSITION	(P)	PROPOSED
BTWN	BETWEEN	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF WALL	PL	PROPERTY LINE
CIP	CAST IN PLACE	POC	POINT OF CURVATURE
CB	CATCH BASIN	PRC	POINT OF RETURN CURVE
CBC	CALIFORNIA BUILDING CODE	PUE	PUBLIC UTILITY EASEMENT
CF	CUBIC FEET	PVC	POLYVINYLCHLORIDE
CL	CENTERLINE / CLASS	PVMT	PAVEMENT
CLR	CLEAR	R or RAD	RADIUS
CONC	CONCRETE	RC	RELATIVE COMPACTION
CONN	CONNECTION	REF	REFERENCE
CONST	CONSTRUCTION	REINF	REINFORCING
CONT	CONTINUOUS	REQD	REQUIRED
CPC	CALIFORNIA PLUMBING CODE	RO	ROUGH OPENING
CPP	CORRUGATED PLASTIC PIPE	ROW	RIGHT OF WAY
CRC	CALIFORNIA RESIDENTIAL CODE	RT	RIGHT
CTR	CENTER	RWD	REDWOOD
CY	CUBIC YARD	S	SLOPE
D	DEPTH	SAD	SEE ARCHITECTURAL DRAWINGS
DBL	DOUBLE	SB	SOLID BLOCK
DI	DROP INLET	SC	SPIRAL CURVE
DIA	DIAMETER	SCD	SEE CIVIL DRAWINGS
DIAG	DIAGONAL	SCH	SCHEDULE
DIM	DIMENSION	SD	STORM DRAIN
DIST	DISTANCE	SDCO	STORM DRAIN CLEANOUT
DL	DAYLIGHT	SDE	STORM DRAIN EASEMENT
DN	DOWN	SDMH	STORM DRAIN MANHOLE
DS	DOWNSPOUT	SED	SEE ELECTRICAL DRAWINGS
DWG	DRAWING	SF	SQUARE FEET
EA	EACH	SG	SUBGRADE
EC	END CURVE	SIM	SIMILAR
EE	EACH END	SLAD	SEE LANDSCAPE ARCHITECTS' DRAWINGS
EF	EACH FACE	SMD	SEE MECHANICAL DRAWINGS
EG	EXISTING GROUND	SO	SIDE OPENING
EL or ELEV	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRICAL	SPD	SEE PLUMBING DRAWINGS
EN	EDGE NAILING	SQ	SQUARE
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQPT	EQUIPMENT	SSCO	SANITARY SEWER CLEANOUT
EQ	EQUAL	SSMH	SANITARY SEWER MANHOLE
ES	EACH SIDE	STA	STATION
ESMT	EASEMENT	STD	STANDARD
ET	END TRANSITION	STRUC	STRUCTURAL
EW	EACH WAY	SWE	SIDEWALK EASEMENT
EX or (E)	EXISTING	T&B	TOP AND BOTTOM
EXC	EXCAVATION / EXCAVATE	TB	TOP OF BANK
EXT	EXTERIOR	TC	TOP OF CONCRETE
FC	FACE OF CURB	TCC	TOP OF CONCRETE CURB
FD	FLOOR DRAIN	TD	TRENCH DRAIN
FDN	FOUNDATION	TG	TOP OF GRATE
FF	FINISH FLOOR	TOF	TOP OF FOOTING
FG	FINISH GRADE	TOT	TOTAL
FIN	FINISH	TP	TOP OF PAVEMENT
FL	FLOWLINE	TW	TOP OF WALL
FLR	FLOOR	TYP	TYPICAL
FO	FACE OF	USP	UNDER SEPARATE PERMIT
FOW	FACE OF WALL	V	VOLUME
FS	FINISHED SURFACE	VC	VERTICAL CURVE
FT	FOOT / FEET	VERT	VERTICAL
GB	GRADE BREAK OR GRAVEL BAG	VIF	VERIFY IN FIELD
GR	GRATE	W	WATER / WIDTH
GRD	GRADE	W/	WITH
GRND	GROUND	W/O	WITHOUT
HDPE	HIGH DENSITY POLYETHYLENE	YD, YDS	YARD, YARDS
HORIZ	HORIZONTAL	Z	DITCH SIDE SLOPE

DATE

BY

DESCRIPTION

REV.

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
www.bceengineeringgroup.com
Phone: 707-542-4321
SANTA ROSA OFFICE:
418 B Street, Third Floor, Santa Rosa CA 95401
UKIAH OFFICE:
603 S. State Street, Ukiah CA 95422

SMOTHERS & WHITE INC.
PROJECT INFORMATION

C/O JERRY REID
0 COORS CT.
SANTA ROSA, CA 95407

REGISTRED PROFESSIONAL ENGINEER
ANDREW S. WILLIS
089640
CIVIL
STATE OF CALIFORNIA

Date: 8/23/2022

Job: 1311-19

Drawn: TSL/JF

Scale: AS SHOWN

APN: 043-134-047

Permit #:

Sheet: C1.0
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CITY OF SANTA ROSA REQUIRED GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF 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 PLANNING & ECONOMIC DEPARTMENT 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 (NRWQCB). 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/UNUSABLE 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 RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED. DO NOT BLOCK STORM WATER FLOWS.
7. 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 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. THE CONTRACTOR SHALL 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 VERIFY 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 WELD 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 ROADS 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 EROSION 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.

29. THE CHOICE TO USE A CITY STANDARD 271 OR A GANG MAIL BOX WILL BE AT THE DISCRETION OF THE DEVELOPER
30. 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 65-70 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 OR 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.
3. PRIOR TO COMMENCEMENT OF STREET LIGHT CONDUIT SYSTEM CONSTRUCTION, THE CONTRACTOR SHALL:
 - 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 STRIP 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.
7. CONTRACTOR SHALL VERIFY STREET LIGHT SERVICE POINT LOCATIONS WITH PG&E PRIOR TO COMMENCING WORK.
8. 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.
10. 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.
11. 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

1. EROSION AND SEDIMENT CONTROL SHOWN ON SHEETS C2.0 - C2.1 ASSUMES STREET, CURB, GUTTER AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION 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.
2. 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.
3. 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.
4. 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 1, 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.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.
8. 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.
9. 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

1. NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF SANTA ROSA.
2. CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR ANY DE-WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS WITH THE INTENT OF DOWNSTREAM DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. WHEN GROUNDWATER IS TO BE DISCHARGED TO THE SEWER PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA INDUSTRIAL WASTE DIVISION.
3. A NOTICE OF INTENT TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE FILED WITH THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT (CALL 707-576-2220 FOR INFORMATION).
4. TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN CREEK SETBACK AREAS, PROTECTED VEGETATION/TREE AREAS OR WITHIN 10 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE. STOCKPILES HIGHER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.
5. TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES. OTHERWISE A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT ARE REQUIRED FOR THE STOCKPILE.
6. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
7. SUBDIVISION GRADING SHALL OCCUR ONLY BETWEEN MAY 1 AND OCTOBER 1 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR CHIEF BUILDING OFFICIAL IN CONJUNCTION WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND A GRADING SCHEDULE TO BE SUBMITTED TO COMMUNITY DEVELOPMENT ENGINEERING WITH THE GRADING PERMIT APPLICATION. WINTERIZATION OF THE PROJECT SHALL BE THE FIRST ORDER OF WORK.
8. RAIN WATER LEADERS AND ROOF DRAINS ARE TO BE CONNECTED BY DEVELOPER TO STORM DRAIN SYSTEM OR SPLASH BLOCK. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND SIZES. NO CONCENTRATED LOT DRAINAGE SHALL FLOW ACROSS SIDEWALKS.
9. SITE GRADING SHALL BE DONE UNDER OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER AND SHALL BE IN COMPLIANCE WITH CHAPTER 18 APPENDIX J, MOST RECENT EDITION OF THE 2019 CALIFORNIA BUILDING CODE.
10. EXISTING NON-COMPLYING FILLS AS IDENTIFIED IN THE PROJECT GEOTECHNICAL INVESTIGATION SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 18, AND APPENDIX J, MOST RECENT EDITION OF THE 2019 CALIFORNIA BUILDING CODE, AND THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
11. EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO AN AREA APPROVED BY THE CITY BUILDING DIVISION AND CITY FIRE DEPARTMENT. APPROVALS MUST BE IN WRITING PRIOR TO REMOVAL OF MATERIAL.
12. DRAINAGE FROM UPSTREAM PROPERTIES SHALL NOT BE BLOCKED BY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
13. THE CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.
14. 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 ANY STRUCTURES ON THE PROJECT SITE.
15. PRIOR TO ANY GRADING OPERATION, THE CONTRACTOR SHALL INSTALL PROTECTIVE FENCING AROUND THE DRIP LINE OF TREES TO BE SAVED IN COMPLIANCE WITH THE CITY TREE ORDINANCE. THE CUTTING, FILLING, PAVING OR TRENCHING WITHIN ROOT ZONES OF TREES TO BE SAVED MUST BE REVIEWED AND APPROVED BY A CITY APPROVED ARBORIST AND PERFORMED UNDER THEIR ON SITE SUPERVISION.
16. DRIP-LINES OF TREES OVERHANGING THE PROPERTY LINE SHALL BE AFFORDED THE SAME LEVEL OF PROTECTION AS TREES ON SITE THAT ARE TO REMAIN.
17. ALL PADS SHALL BE CONSTRUCTED TO A TOLERANCE OF 0.1 FEET +/- FROM SHOWN PAD ELEVATION.
18. RECORD DRAWINGS SHALL INCLUDE SUB-DRAINS AND CLEAN-OUTS REQUIRED BY THE PROJECT GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
19. DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATIONS) PARTS 122, 123 AND 124 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT APPLICATIONS FOR STORM WATER DISCHARGE. PROJECT MUST ALSO CONFORM WITH ANY DESIGN AND CONSTRUCTION POLICIES ADOPTED BY THE CITY TO CONFORM WITH THESE REGULATIONS.
20. UNDER 40 CFR, CONSTRUCTION ACTIVITY INCLUDES CLEARING, GRADING AND EXCAVATION ACTIVITIES. THESE ACTIVITIES REQUIRE OBTAINING AN NPDES PERMIT FROM THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH QUALIFY. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY.
21. FILLING IS RESTRICTED TO 1 FOOT MAXIMUM ABOVE EXISTING GROUND AND 2 FOOT MINIMUM ADJACENT TO EXISTING RESIDENTIAL LOTS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
22. BLASTING (IF REQUIRED) REQUIRES A PERMIT FROM THE CITY FIRE DEPARTMENT.
23. PRIOR TO ANY GRADING OPERATION THE GRADING CONTRACTOR AND THE PROJECT GEOTECHNICAL ENGINEER SHALL JOINTLY SEARCH THE SITE FOR EXISTING WELLS AND SEPTIC SYSTEMS. PROJECT SHALL NOTIFY THE CITY OF FINDINGS.

STORM DRAIN NOTES

1. 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 II 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.
2. ALL STORM DRAIN PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY FROM CENTER OF STRUCTURES.
3. 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.

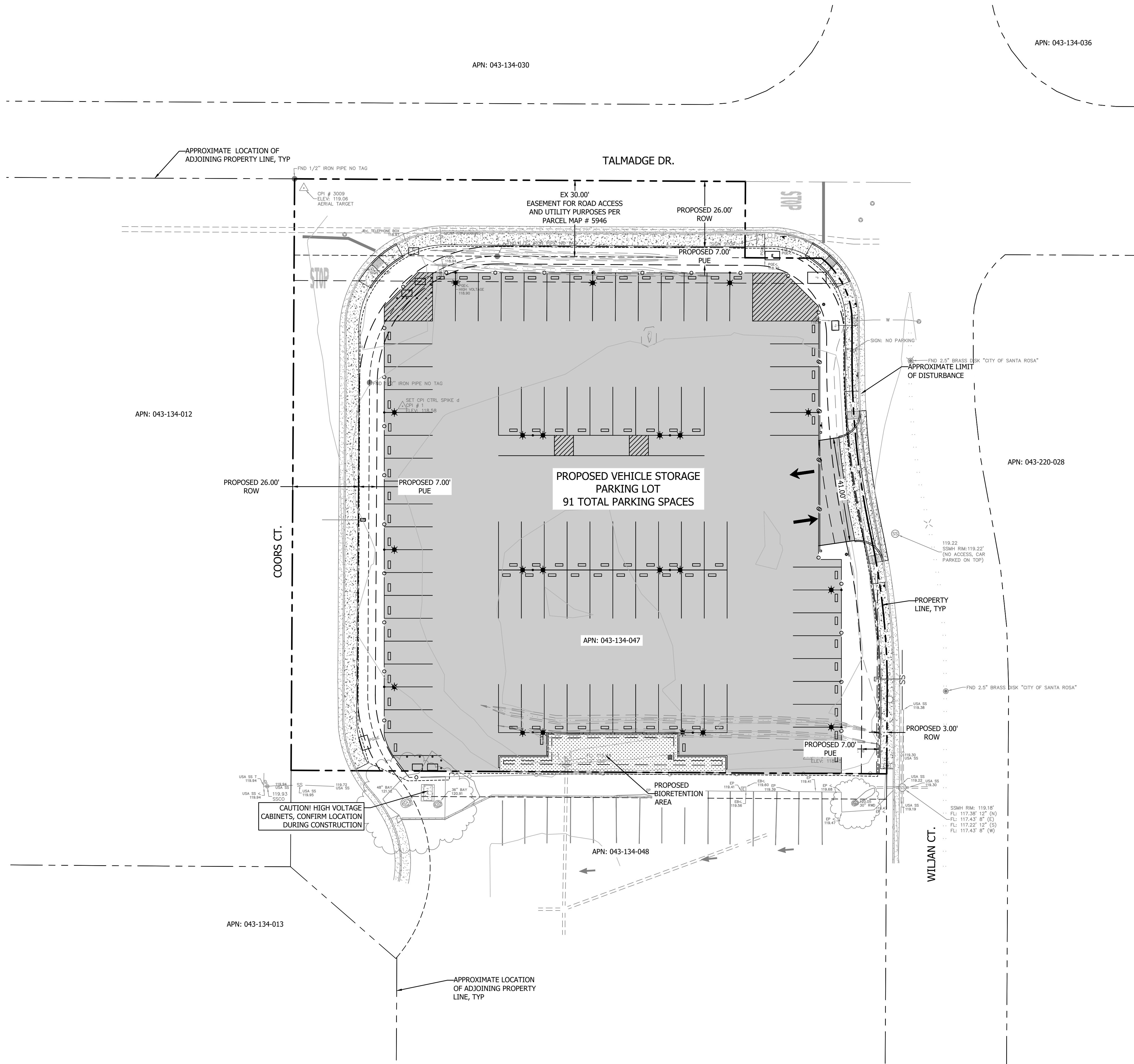
STREET NOTES

1. ALL STREET TRENCHING REPAIR IN PUBLIC RW REQUIRES USE OF A.C. HOTMIX, UNDER DIRECTION OF CITY INSPECTOR AND PER STD. 215
2. STREET TREES ARE REQUIRED AND SHALL BE PLANTED BY THE DEVELOPER. SELECTION WILL BE 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.

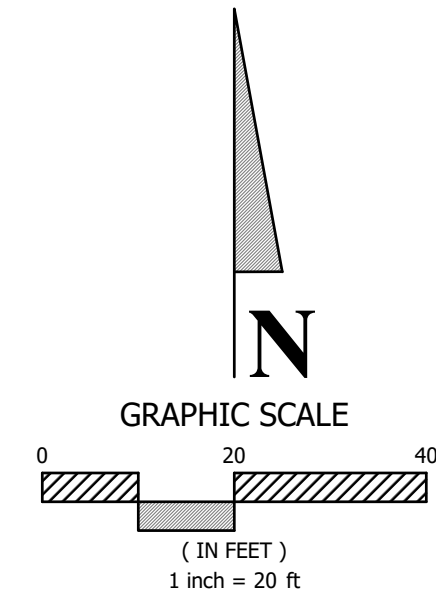
UTILITY GENERAL NOTES

1. THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF UTILITIES.
2. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY OF SANTA ROSA WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING, ON-SITE 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 WATER USAGE FEES.

DATE	
BY	
DESCRIPTION	
REV.	
<div>BC ENGINEERING GROUP, INC. CIVIL ENGINEERING & LAND PLANNING www.bceengineeringgroup.com Phone: 707-542-4321 418 B Street, Third Floor, Santa Rosa CA 95401 UKIAH OFFICE: 603 S. State Street, Ukiah CA 95402</div> <div></div> <div><div>SMOTHERS & WHITE INC. NOTES c/o JERRY REID 0 COORDS. CT SANTA ROSA, CA 95407</div><div></div></div>	
Date:	8/23/2022
Job:	1311-19
Drawn:	TSL/JF
Scale:	AS SHOWN
APN:	043-134-047
Permit #:	
Sheet:	C1.1 2 of 9



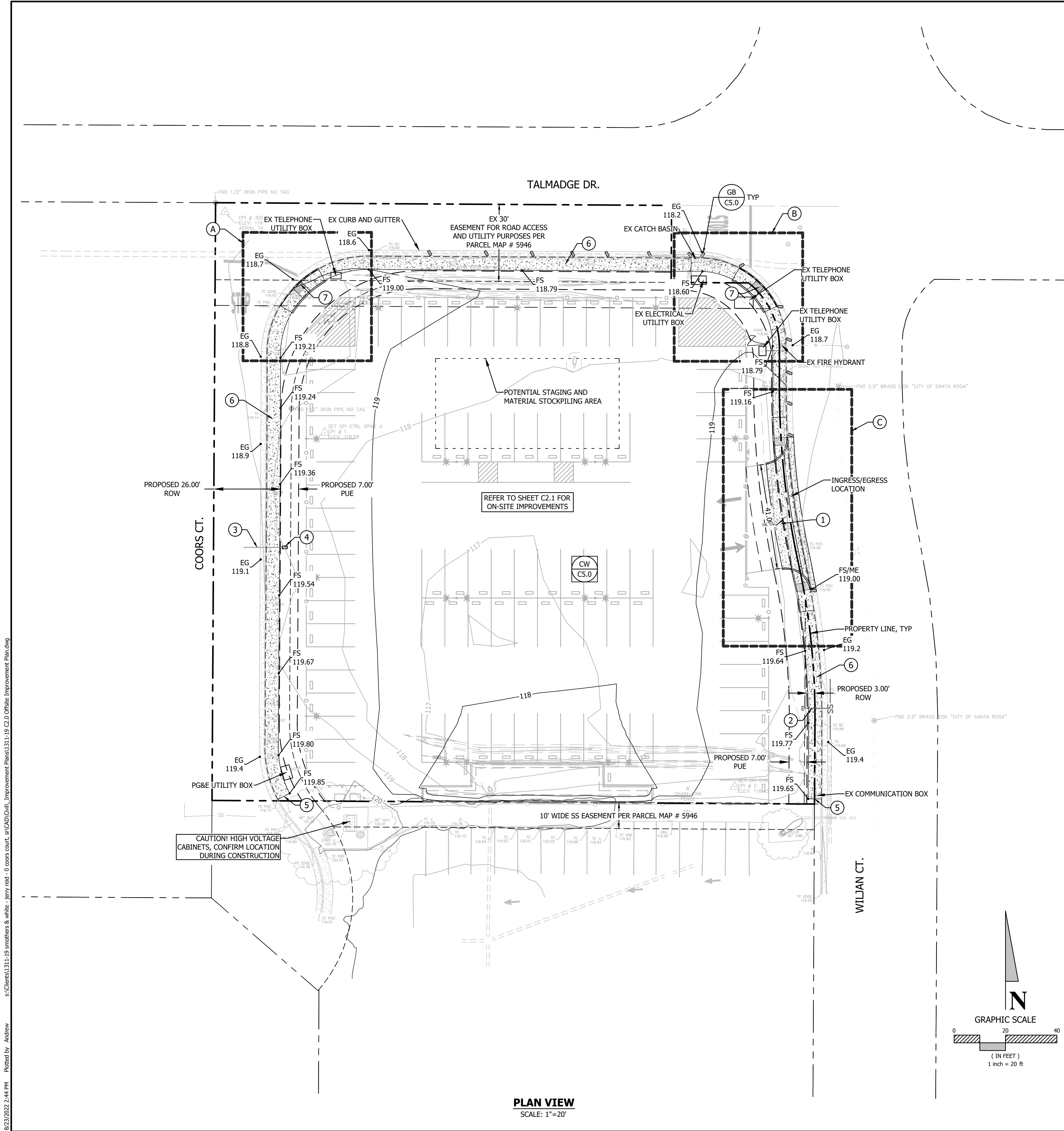
OVERALL SITE PLAN



REV.	DESCRIPTION	BY	DATE

BC ENGINEERING GROUP, INC. CIVIL ENGINEERING & LAND PLANNING www.bceengineeringgroup.com Phone: 707-542-4321 SANTA ROSA OFFICE: 418 B Street, Third Floor, Santa Rosa CA 95401 UKIAH OFFICE: 603 S. State Street, Ukiah CA 95482	
SMOTHERS & WHITE INC. OVERALL SITE PLAN C/O JERRY REID 0 COORS CT. SANTA ROSA, CA 95407	
Date: 8/23/2022	
Job: 1311-19	
Drawn: TSL/JF	
Scale: AS SHOWN	
APN: 043-134-047	
Permit #:	
Sheet: C1.2 3 of 9	

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PLAN VIEW
SCALE: 1"=20'

PARKING COUNT:

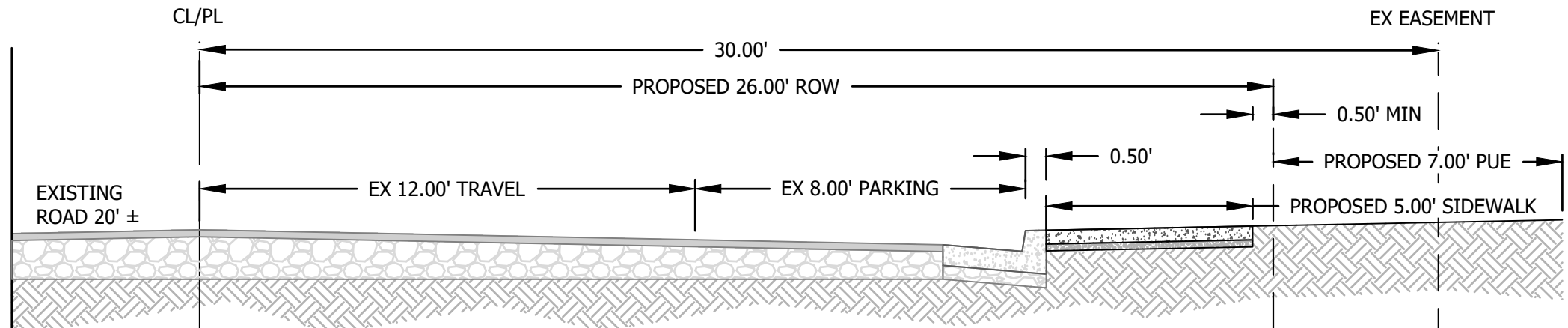
88 STANDARD PARKING SPACES
3 PARALLEL PARKING SPACES

HATCH LEGEND

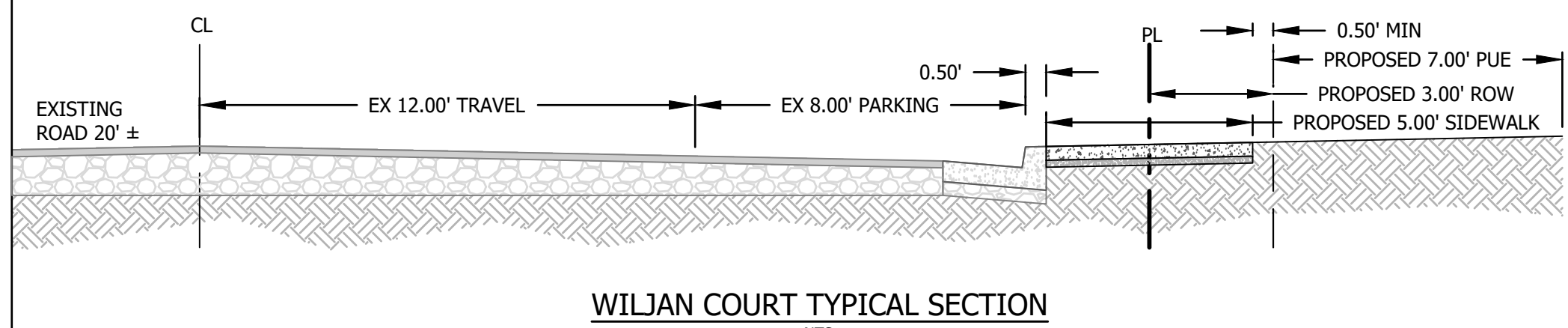
	BIORETENTION
	0.21' AC OVER 0.67' CL 2 AB
	NO PARKING ZONE

KEYNOTES:

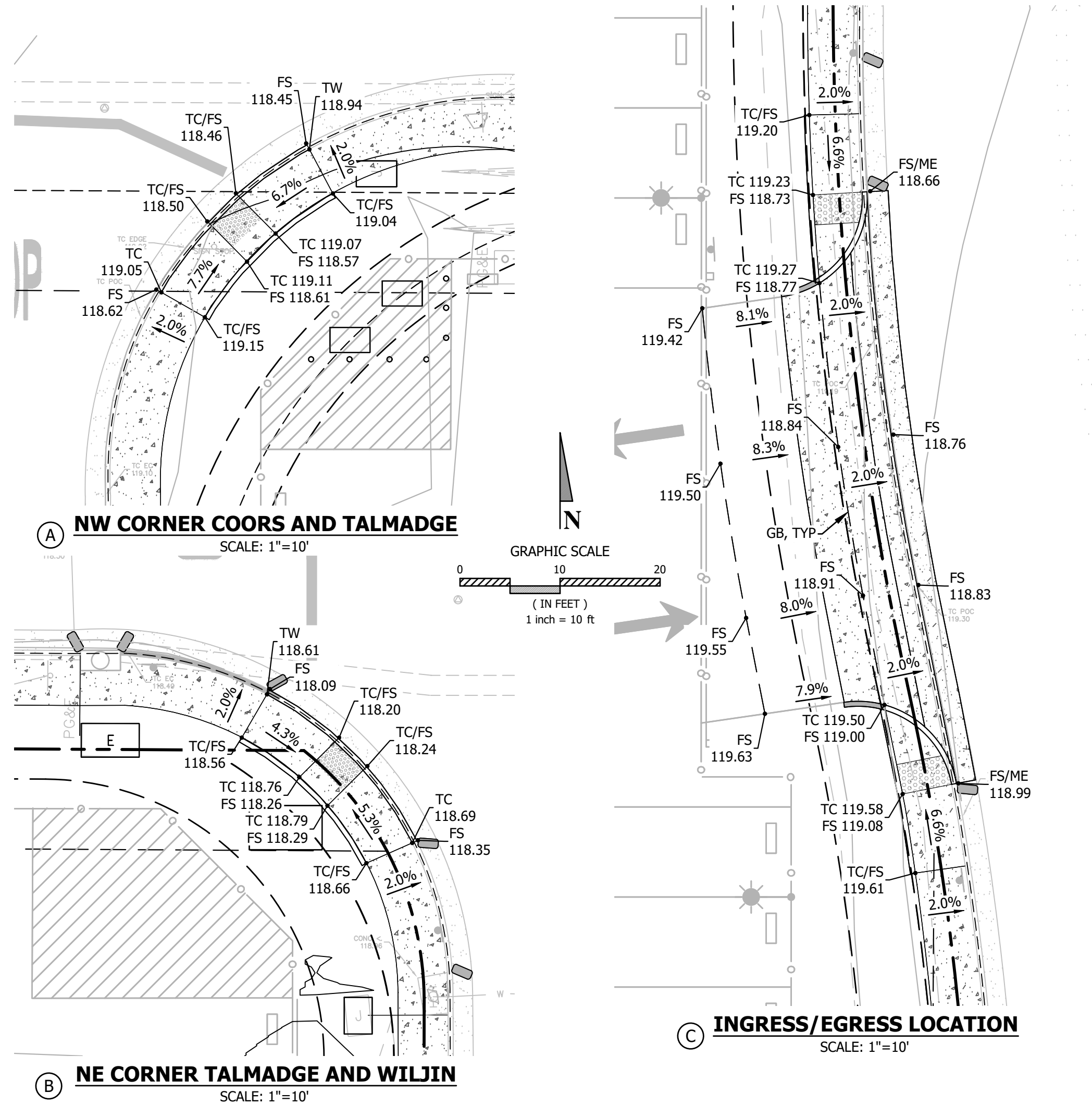
- 1 CURB RETURN DRIVEWAY PER CITY OF SANTA ROSA STD. 250C, SEE SHEET C5.1
- 2 APPROXIMATE LOCATION OF EXISTING SEWER LATERAL TO BE ABANDONED AND PLUGGED PER CITY OF SANTA ROSA STD 507, SEE SHEET C5.1
- 3 APPROXIMATE LOCATION OF EXISTING WATER LATERAL
- 4 INSTALL 1" WATER METER PER CITY OF SANTA ROSA STD 863-A FOR IRRIGATION, SEE SHEET C5.1
- 5 INSTALL SIDEWALK BARRICADE PER CITY OF SANTA ROSA STD 236, SEE SHEET C5.1
- 6 INSTALL SIDEWALK PER CITY OF SANTA ROSA STD 230G, SEE SHEET C5.1
- 7 INSTALL CURB RAMP TYPE 3 PER CITY OF SANTA ROSA STD 232B, SEE SHEET C5.1



COORS COURT, TALMADGE DRIVE
TYPICAL SECTION
NTS



WILJAN COURT TYPICAL SECTION
NTS



NE CORNER TALMADGE AND WILJAN
SCALE: 1"=10'

INGRESS/EGRESS LOCATION
SCALE: 1"=10'

DATE	
BY	
DESCRIPTION	
REV.	

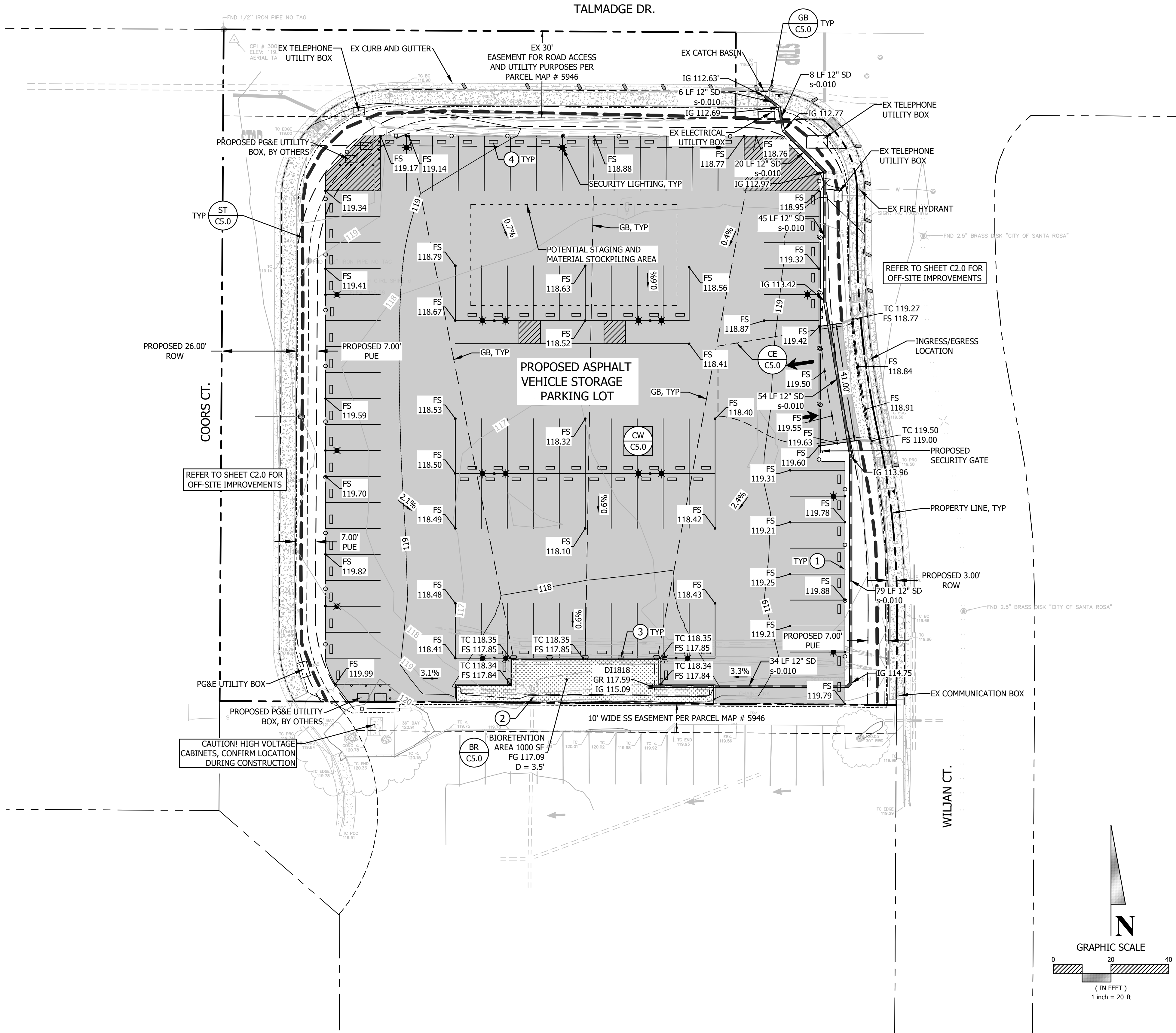
BC ENGINEERING & LAND PLANNING
CIVIL ENGINEERING & LAND PLANNING
www.bceengineeringgroup.com
Phone: 707.542.4321
FAX: 707.542.4321
418 B Street, Third Floor, Santa Rosa CA 95401
UKIAH OFFICE: 603 S. State Street, Ukiah CA 95482

SMOTHERS & WHITE INC.
OFF-SITE IMPROVEMENT PLAN
C/O JERRY REID
0 COORS CT,
SANTA ROSA, CA 95407

REGISTERED PROFESSIONAL ENGINEER
ANDREW S. WHITE
CIVIL
STATE OF CALIFORNIA
0089640

Date: 8/23/2022
Job: 1311-19
Drawn: TSL/JF
Scale: AS SHOWN
APN: 043-134-047
Permit #:
Sheet: C2.0
4 of 9

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8/23/2022 2:44 PM Plotted by Andrew



KEYNOTES:

- 1 PROPOSED 6' BLACK CHAIN LINK SECURITY FENCE
- 2 APPROXIMATE LOCATION OF EXISTING DRAINAGE TO NEIGHBORING BODY SHOP TO BE PLUGGED AND ABANDONED
- 3 CURB OPENING TO ALLOW FOR STORMWATER TO SHEET FLOW INTO BIORETENTION, TYP. SEE SHEET C5.0
- 4 INSTALL CURBING AND WHEEL STOPS PER CITY OF SANTA ROSA CODE 20-36.070(E)

STORM DRAIN SCHEDULE

D11818	OLDCASTLE MODEL OPEN GRATED D11818 OR EQUIVALENT
ALL SUBDRAINS TO OUTLET SEPARATE FROM SURFACE STORM DRAIN NETWORK	
STORM DRAIN PIPE SHALL BE PVC OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

PARKING COUNT:

88 STANDARD PARKING SPACES
3 PARALLEL PARKING SPACES

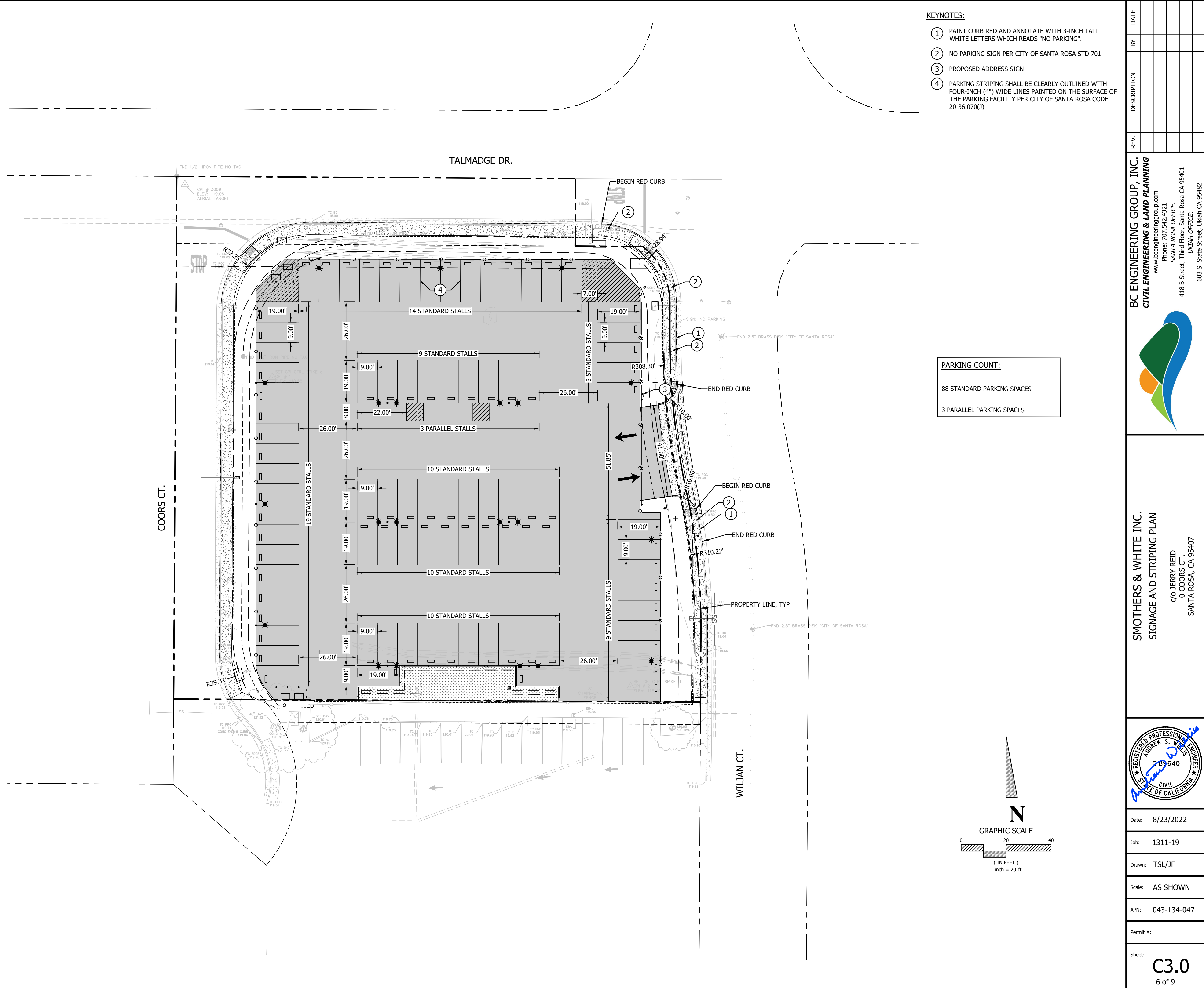
HATCH LEGEND

	BIORETENTION
	0.21' AC OVER 0.67' CL 2 AB
	NO PARKING ZONE

BC ENGINEERING & LAND PLANNING
CIVIL ENGINEERING & LAND PLANNING
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SANTA ROSA OFFICE:
418 B Street, Third Floor, Santa Rosa CA 95401
UKIAH OFFICE:
603 S. State Street, Ukiah CA 95422

SMOTHERS & WHITE INC.
ON-SITE IMPROVEMENT PLAN
C/O JERRY REID
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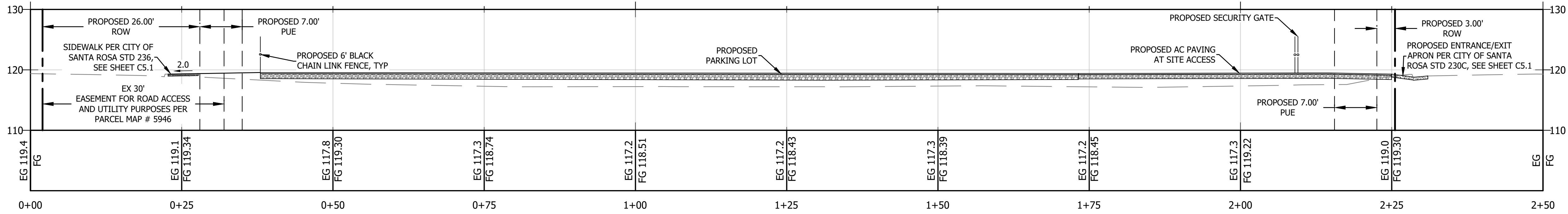
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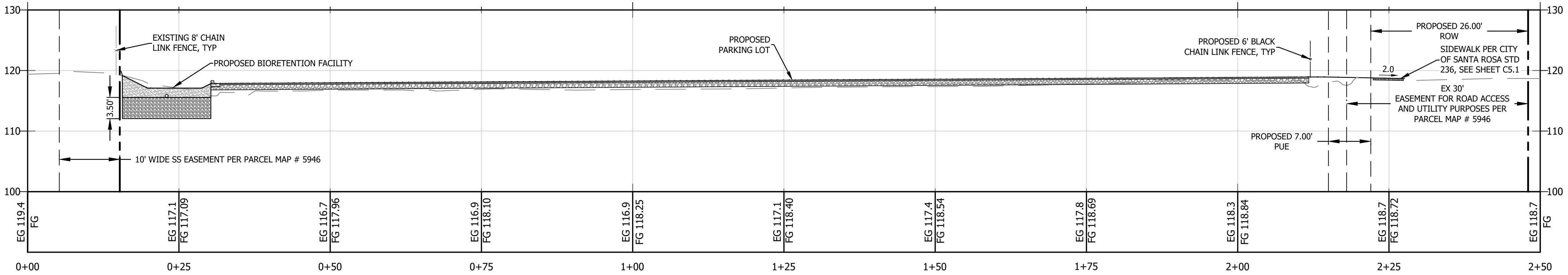
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SITE SECTION LEGEND

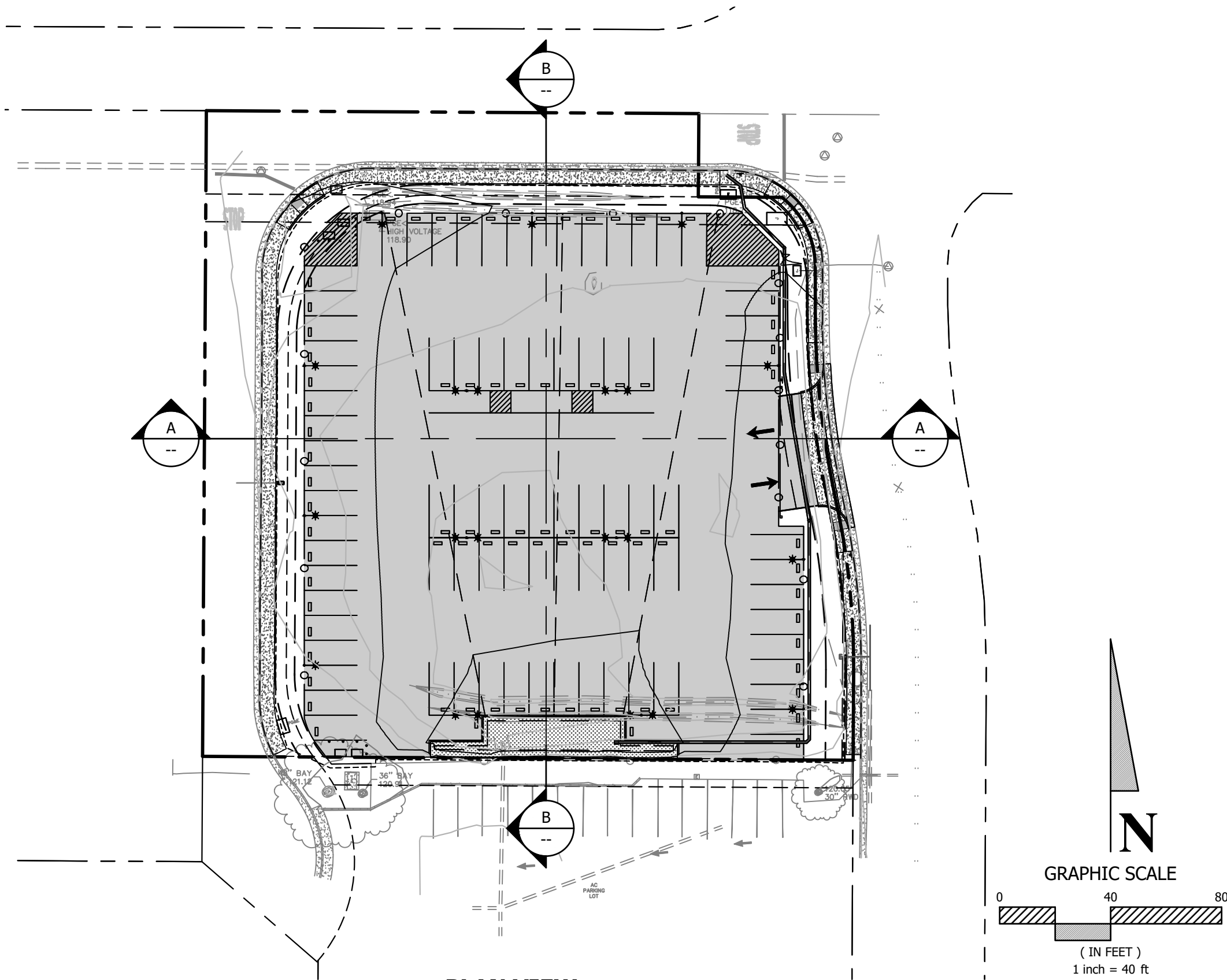
———— FINISH GRADE
- - - - - EXISTING GRADE
- - - - - PROPERTY LINE



SITE SECTION A-A
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



SITE SECTION B-B
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



PLAN VIEW
SCALE: 1"=40'

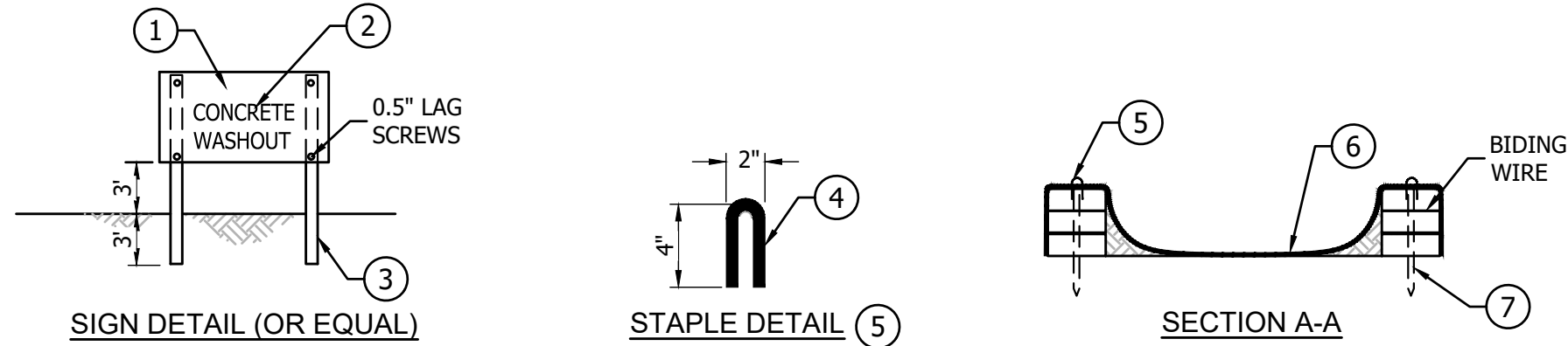
REV.	DESCRIPTION	BY	DATE

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
www.bceengineeringgroup.com
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SANTA ROSA OFFICE:
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SMOTHERS & WHITE INC.
SITE SECTIONS
c/o JERRY REID
0 COORS CT,
SANTA ROSA, CA 95407

REGISTERED PROFESSIONAL ENGINEER
ANDREW S. WHITE
089640
STATE OF CALIFORNIA

Date:	8/23/2022
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Sheet:	C4.0 7 of 9



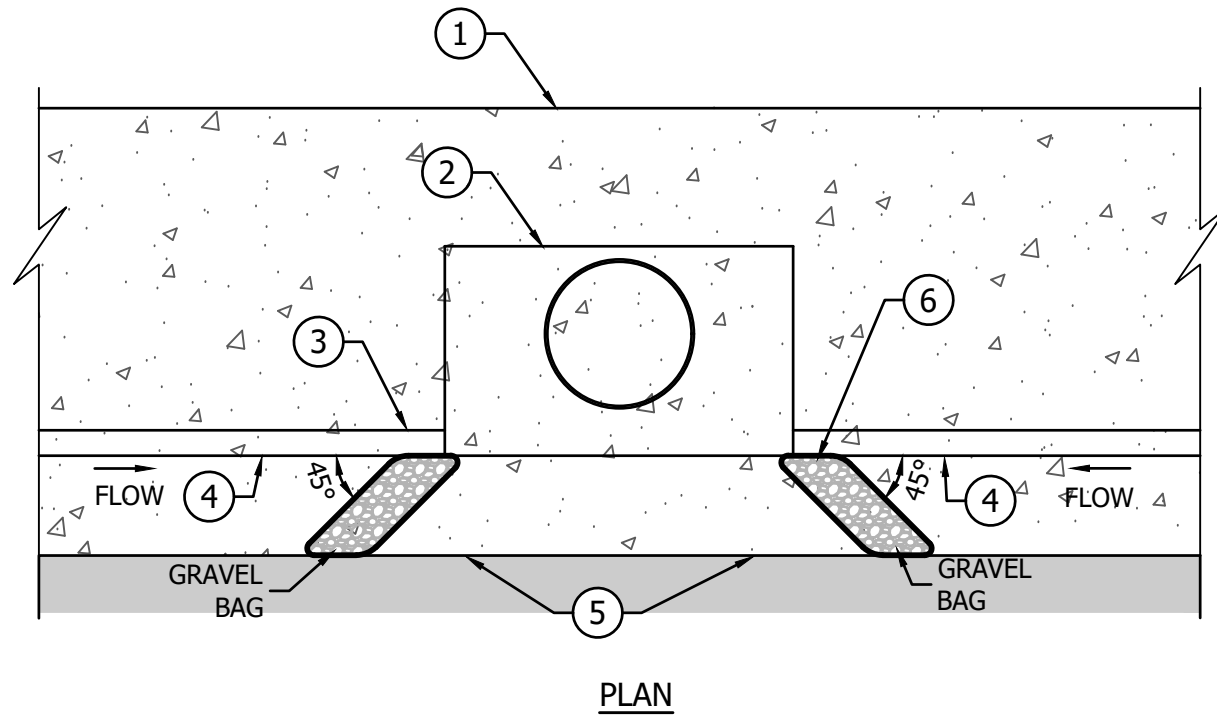
- KEYNOTES:
- PLYWOOD 48"x24" PAINTED WHITE
 - BLACK LETTER 6" HEIGHT
 - WOOD POST 3"x3"x8'
 - 1/8" DIAMETER STEEL WIRE
 - STAPLES (TWO PER BALE)
 - 10 MIL PLASTIC LINING
 - WOOD OR METAL STAKES (TWO PER BALE)

- NOTE:
- ACTUAL LAYOUT DETERMINED IN FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CW CONCRETE WASHOUT (WM8)

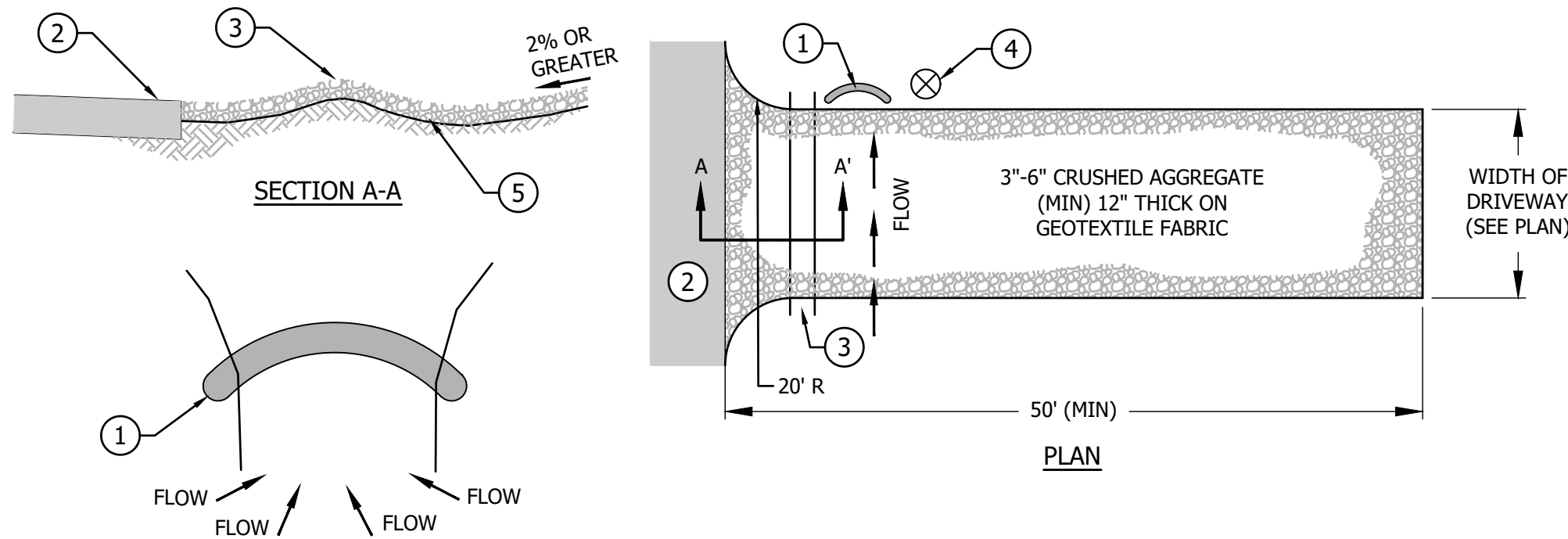
NO SCALE

- KEYNOTES
- EXISTING BACK OF SIDEWALK
 - EXISTING CATCH BASIN
 - EXISTING BACK OF CURB
 - EXISTING FACE OF CURB
 - EXISTING LIP OF GUTTER
 - GRAVEL BAG TO BE PLACED SNUG AT CURB FACE, (TYP)



GB GRAVEL BAG INLET SEDIMENT BARRIER

NO SCALE

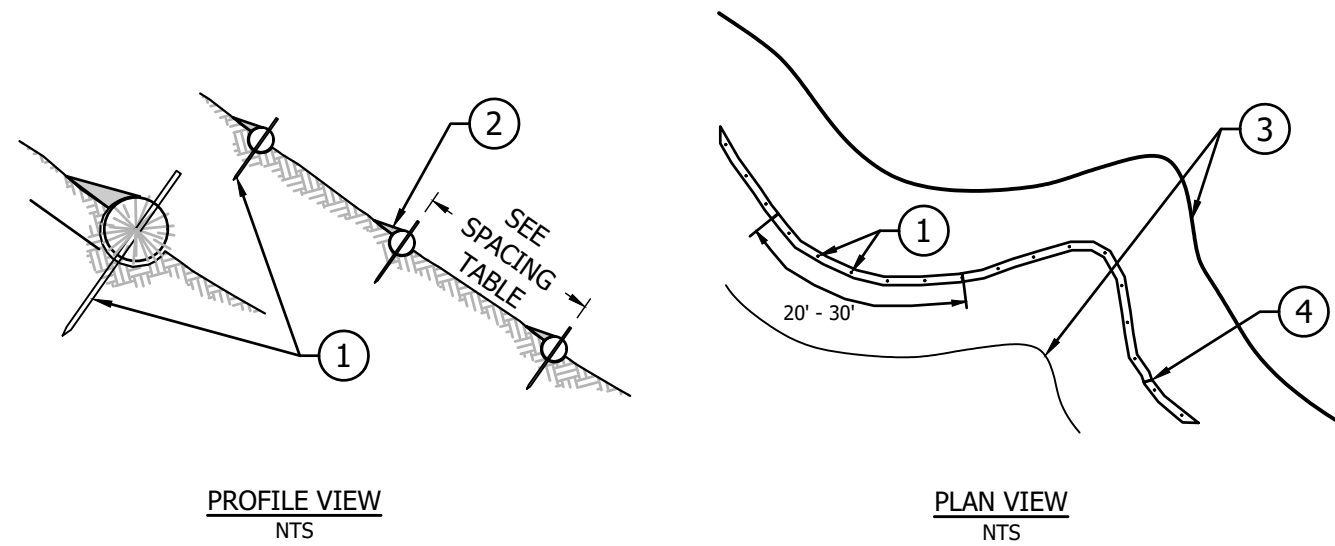


- KEYNOTES
- SEDIMENT BARRIER (STRAW WATTLE CHECK DAM TYPE SHOWN)
 - EXISTING PAVED ROADWAY
 - DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2%
 - SUPPLY WATER TO WASH WHEELS IF NECESSARY
 - FILTER FABRIC

- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS- OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE & EXIT

NO SCALE



KEYNOTES

- 1" X 1" STAKE OR REBAR @ 3' - 4' O.C.
- SEDIMENT, ORGANIC MATTER, AND NATIVE SEEDS ARE CAPTURED BEHIND THE WATTLES. INSPECT AND REMOVE ACCUMULATED MATERIAL AFTER EACH STORM EVENT.
- STRAW WATTLES MUST BE PLACED ALONG SLOPE CONTOURS
- STRAW WATTLES TIGHTLY ABUT

STRAW WATTLE SPACING TABLE	
GROUND SLOPE	MIN. STRAW WATTLE SPACING
2:1 OR STEEPER	10'
2:1 TO 4:1	15'
4:1 OR FLATTER	20'

NOTE: STRAW WATTLE SHOWN ON PLAN SHALL BE ADJUSTED IN FIELD AS NECESSARY TO CONFORM WITH THE ABOVE TABLE.

STRAW WATTLES
(CONSTRUCTION SPECIFICATIONS)

PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.

DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.

START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.

CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.

LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

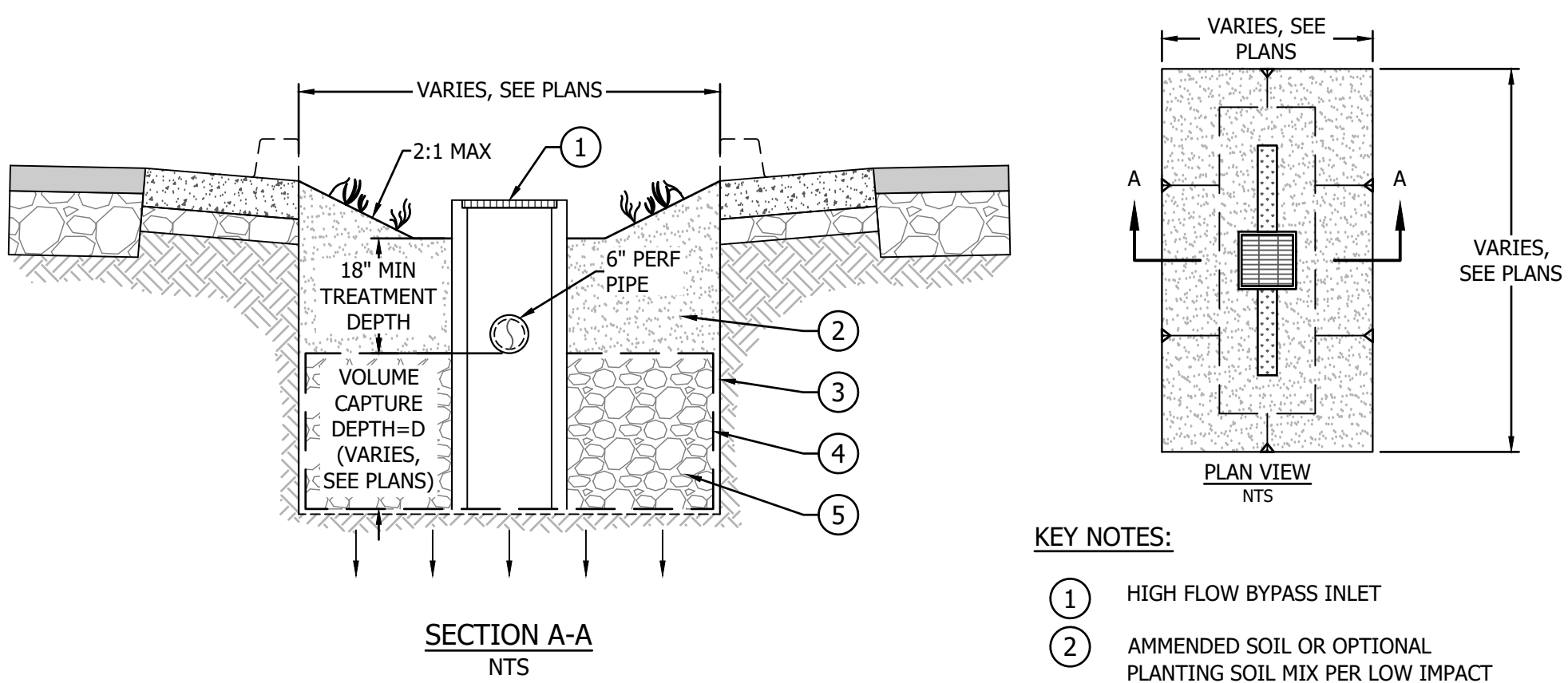
USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.

DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE.

INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSION OR VERY STEEP SLOPES.

ST STRAW WATTLE

NO SCALE



- NOTES:
- SOIL TO BE SPECIFIED BY DESIGN ENGINEER TO PROVIDE VOLUME CAPTURE AND MEET GOVERNING AGENCY REQUIREMENTS. IF NON STRUCTURAL SOIL IS SELECTED A CUTOFF WALL IS REQUIRED IN PLACE OF MOISTURE BARRIER.
 - SWALE MUST CONVEY DESIGN FLOWS PER GOVERNING AGENCY DESIGN STANDARDS.
 - TOP OF 6" PERFORATED PIPE TO BE SET 6" BELOW BOTTOM OF ROAD STRUCTURAL SECTION.

BR BIORETENTION DETAIL

NO SCALE

DATE	
BY	
DESCRIPTION	
REV.	

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SMOTHERS & WHITE INC.
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REGISTERED PROFESSIONAL ENGINEER
ANDREW S. WHITE
089640
CIVIL
STATE OF CALIFORNIA

Date: 8/23/2022
Job: 1311-19
Drawn: TSL/JF
Scale: AS SHOWN
APN: 043-134-047
Permit #:
Sheet: C5.0
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