



| OPTION | BY | DATE |
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| Abbreviations | |
|----------------------|-------------------------------|
| APN | ASSESSOR'S PARCEL NUMBER |
| BGFF | BACK OF GARAGE FINISHED FLOOR |

Legend

| | |
|-----------|-------------------------|
| — — — — — | PROJECT PROPERTY LINE |
| - - - - - | ADJOINING PROPERTY LINE |

MONTECITO BLVD (6521),
SANTA ROSA, CA 95409
APN 182-120-052

APN 182-120-052
8 LOTS ON 0.50 ACRES

| | |
|--------|-----------------------------------|
| APN | ASSESSOR'S PARCEL NUMBER |
| BFGF | BOX OF GARAGE FINISHED FLOOR |
| CL | CLASS |
| CP | CLASSIFICATION USE EASEMENT |
| E.P.E. | EDGE OF PAVEMENT |
| ESMT. | EASEMENT |
| EX. | EXISTING |
| E.V.A. | EMERGENCY VEHICLE ACCESS EASEMENT |
| E.E.E. | EMERGENCY EGRESS EASEMENT |
| FF | FINISH FLOOR |
| FG | FINISHED GRADE |
| FGF | FRONT GARAGE FINISH FLOOR |
| INVT | INVERT |

PROJECT PROPERTY LINE
ADJOINING PROPERTY LINE
WATER SERVICE
PRIVATE WATER COMMON TRENCH
EXISTING WATER MAIN
SEWER SERVICE
SEWER
EXISTING SEWER

Sheet Index

| | |
|--------|-----------------------------------|
| APN | ASSESSOR'S PARCEL NUMBER |
| BGF | BOX OF GARAGE FINISH FLOOR |
| CL | COMMON USE EASEMENT |
| CUE | EIGHT OF A HUNDRED |
| EFT | EASEMENT |
| ESMT | EASEMENT |
| EX | EXISTING |
| EVA | EMERGENCY VEHICLE ACCESS EASEMENT |
| FE | FINISHED FLOOR |
| FELE | FINISHED FLOOR EASEMENT |
| FG | FINISHED GRADE |
| FGFT | FRONT GARAGE FINISH FLOOR |
| INV | INVERT |
| S.F. | SQUARE FEET |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| N.T.S. | NOT TO SCALE |
| P.L. | PROPERTY LINE |
| P.U.E | PUBLIC UTILITY EASEMENT |
| PSE | PRIVATE STORM DRAIN EASEMENT |
| PSDE | TYPICAL |
| TPP | |

| | |
|--|-----------------------------|
| | PROJECT PROPERTY LINE |
| | ADJOINING PROPERTY LINE |
| | WATER SERVICE |
| | PRIVATE WATER COMMON TRENCH |
| | EXISTING WATER MAIN |
| | SEWER SERVICE |
| | SEWER |
| | EXISTING SEWER |
| | DRY UTILITY SERVICE |
| | DRY UTILITY JOINT TRENCH |
| | EXISTING OVERHEAD ELECTRIC |
| | DRAIN PIPE |
| | EXISTING STREET CENTER LINE |
| | PROPOSED FENCE |

| | |
|--------------|-----------------------------------|
| APN | ASSESSOR'S PARCEL NUMBER |
| BGF | BACK OF GARAGE FINISH FLOOR |
| CL | CLASS |
| CUE | COMMON USE EASEMENT |
| E.P. | EDGE OF PAVEMENT |
| ESMT | EASEMENT |
| EX | EXISTING |
| E.V.A | EMERGENCY VEHICLE ACCESS EASEMENT |
| E.E.E. | EMERGENCY EGRESS EASEMENT |
| FG | FINISH FLOOR |
| FGF | FINISHED GRADE |
| FRONT GARAGE | FRONT GARAGE FINISH FLOOR |
| INV. | INVERT |
| S.F. | SQUARE FEET |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| NTS | NOT TO SCALE |
| P.U. | PROPERTY LINE |
| P.U.E | PUBLIC UTILITY EASEMENT |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| TP | TYPICAL |

APN
BGF
CUE
E.P.
ESMT
EX
E.V.A
E.E.E
FG
FGF
INV
MAX
MIN
N.T.S
P.L.
P.U.E
PSE
T.P.

SUNSHINE AVE.
MONTECITO BLVD.
M
BEN

PLAT MAP

C14- L-1 LANDSCAPE PLANTING PLAN
C15- L-2 LANDSCAPE IRRIGATION PLAN

7/16/2022

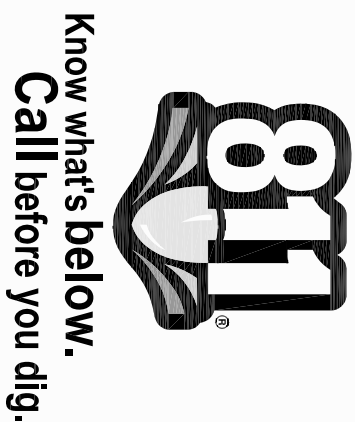
FIRE DEPARTMENT APPROVAL OF PUBLIC IMPROVEMENT PLANS DOES NOT APPLY TO PRIVATE FIRE PROTECTION LINES. THE DESIGN OF THE PRIVATE FIRE PROTECTION LINES IS PREDICATED BY THE BUILDING SERVED AND ITS USE. A SEPARATE PERMIT AND PLAN APPROVAL BY THE FIRE DEPARTMENT IS REQUIRED PRIOR TO INSTALLATION.

NTS

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| Date: | 07/16/2022 |
| Scale: | NO SCALE |
| Drawn: | TA |
| APN: | 182-120-052 |
| Job: | 17-03 |
| Sheet: | C1 |

1 of 15



| REVISION | DESCRIPTION | BY | DATE |
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Atterbury & Associates, Inc.

Civil Engineering - Land Planning

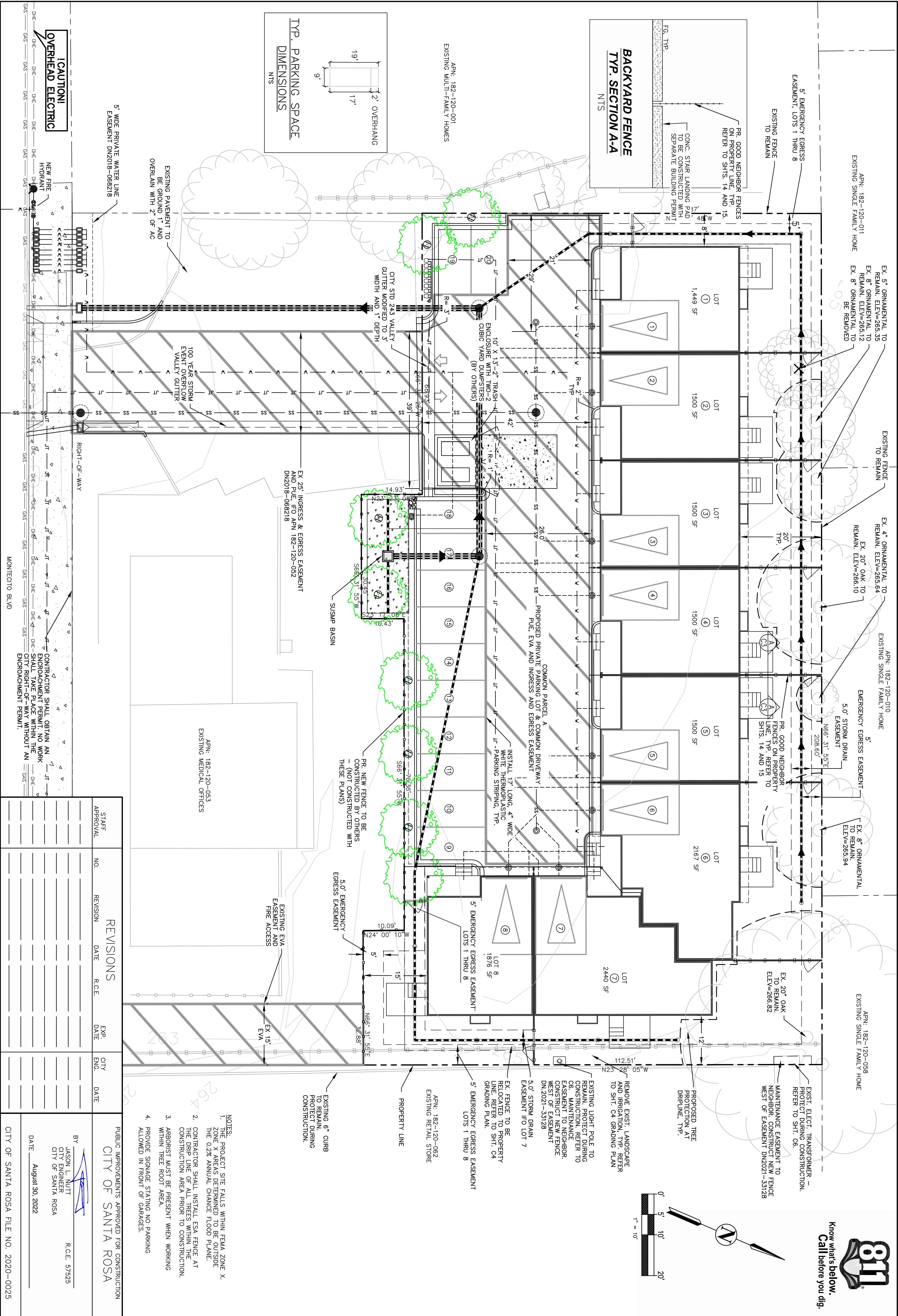
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134; Fax: (707) 433-0135

07/16/2022

SITE PLAN

MONTECITO TOWNHOMES
6521 MONTECITO BLVD
SANTA ROSA, CA 95409

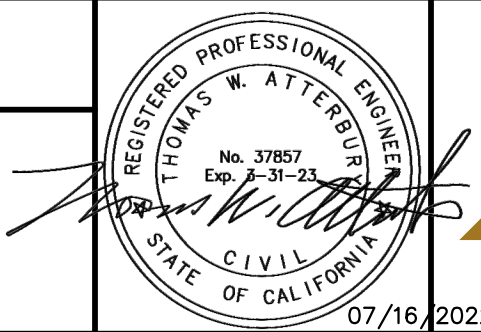
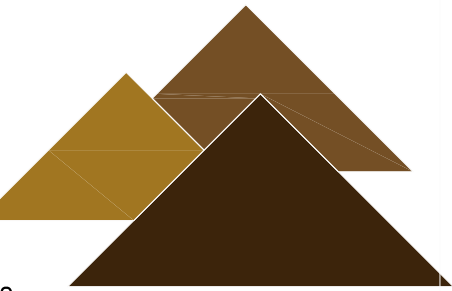
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Job: 17-03
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3 of 15



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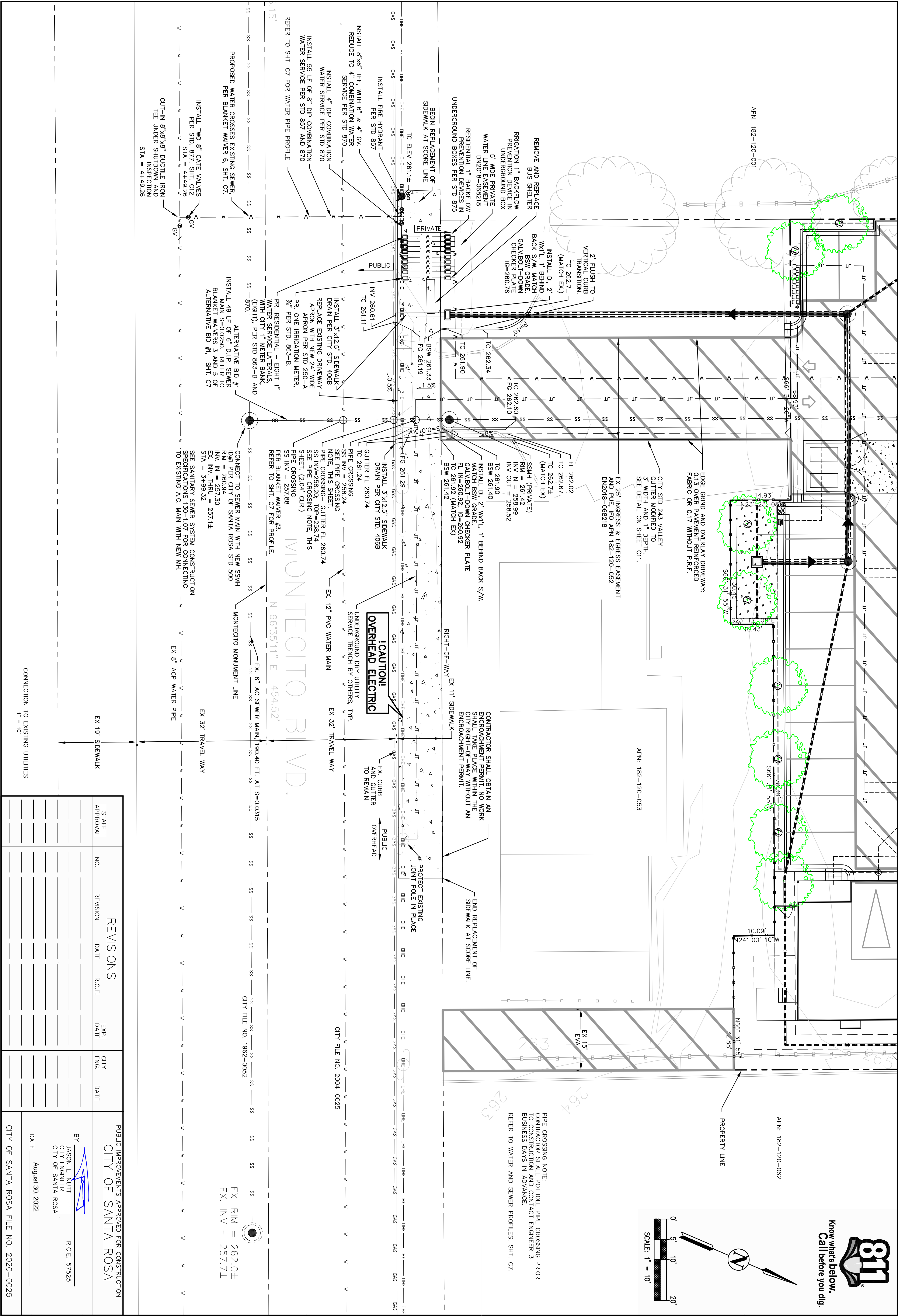


OFFSITE IMPROVEMENT PLAN

MONTECITO TOWNHOMES
6521 MONTECITO BLVD
SANTA ROSA, CA 95409

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| Date: | 07/16/2019 |
| Scale: | 1"=10' |
| Drawn: | TA |
| APN: | 182-120-0 |
| Job: | 17-03 |
| Sheet: | |

5 of 15

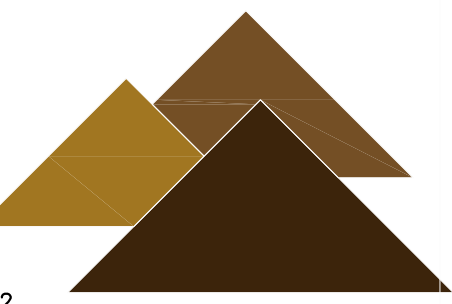


| REVISION | DESCRIPTION | BY | DATE |
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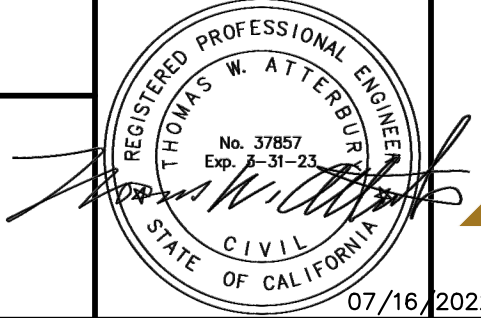
Atterbury & Associates, Inc.

Civil Engineering - Land Planning

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Phone: (707) 433-0134; Fax: (707) 433-0135




07/16/2022



STORM WATER PREVENTION PLAN

MONTECITO TOWNHOMES
6521 MONTECITO BLVD
SANTA ROSA, CA 95409

| | |
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| Date: | 07/16/2022 |
| Scale: | 1" = 10' |
| Drawn: | TA |
| APN: | 182-120-052 |
| Job: | 17-03 |
| Sheet: | C9 |
| | 9 of 15 |



STORM WATER CALCULATOR

Debris Volume Capture

Project: Woods Road Extension
 Address: 1000 Woods Road
 Location: San Jose, CA 95128, CA
 Date: July 18, 2013

BMP ID: Debrisation

V_{debris} = 338.271 ft³

Continents from Summary Page:
 Project: Woods Road Extension E₁: 16.824 ft³
 Proposed Project: Debrisation Seasonal Precipitation: 1.000

Disclaimer: To calculate the debris volume to be used in the Debris Capture Storm Sheet.

To average used to input BMP Data worksheet. Please use the values in the table below to calculate the debris volume.
 Values in the table below are for the following:
 Date Worksheet: 7/18/2013

Requirement 2: Debris Volume Capture

Use the volume of debris calculated in the table below to determine the E₂ for the 25th percentile 24 hour storm event.

Formulas:

$$S = \frac{V_{debris}}{V_{total}} \times 100$$

Where:
 S: Percent maximum retention after event (%)

$$Q = \left(\frac{V_{debris}}{V_{total}} \times 100 \right)^{0.5} \times 1.48$$

Where:
 Q: Initial design flow (cfs)

$$Q = \left(\frac{V_{debris}}{V_{total}} \times 100 \right)^{0.5} \times 1.48$$

Where:
 Q: Design flow (cfs)

$$V_{debris} = \frac{Q \times T \times 60}{60}$$

Where:
 V_{debris}: Volume of debris (ft³)

$$V_{debris} = \frac{Q \times T \times 60}{60}$$

Where:
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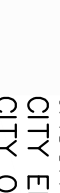
$$V_{debris} = \frac{Q \times T \times 60}{60}$$

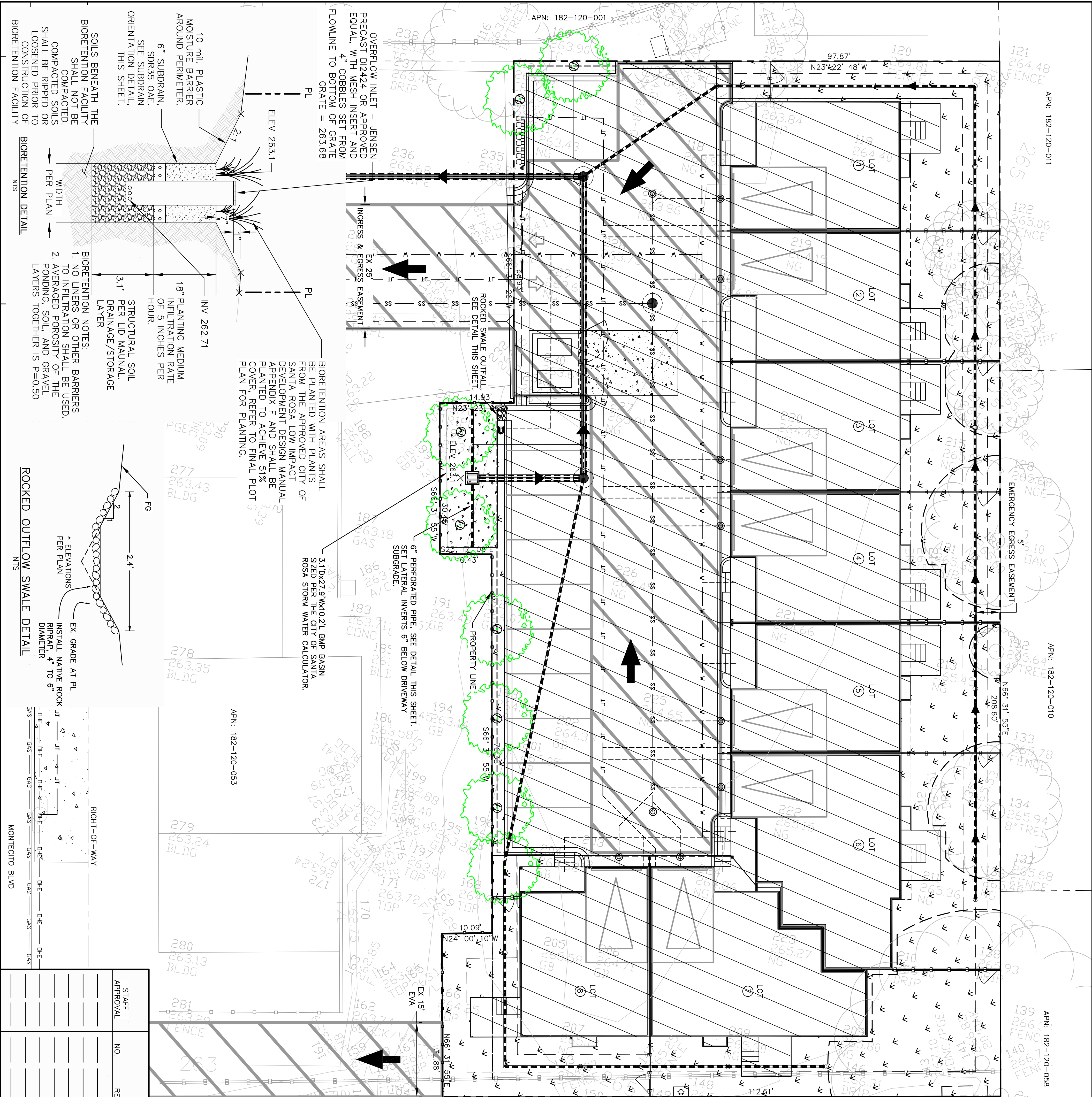
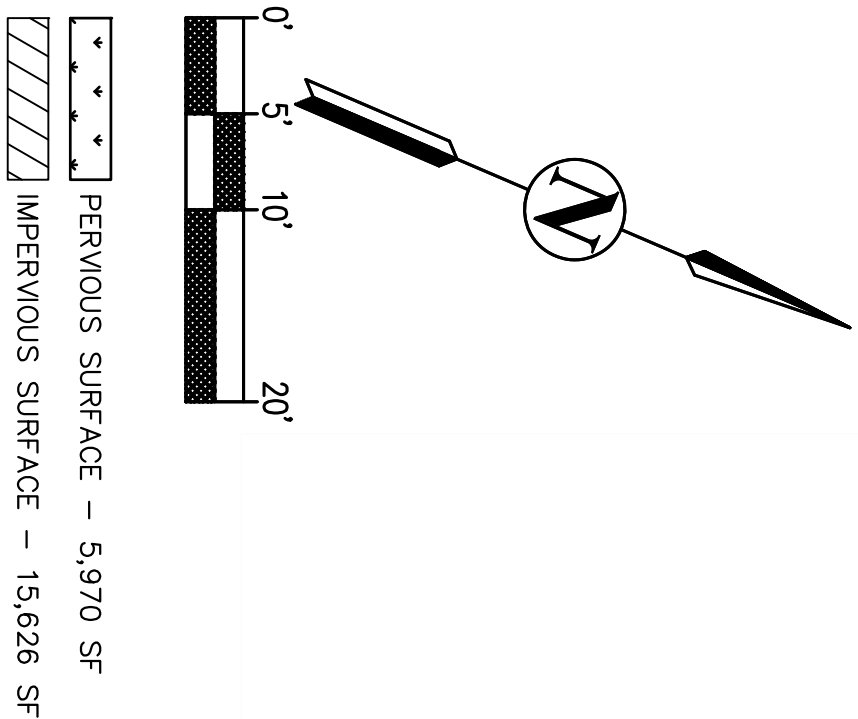
Where:
 V_{debris}: Volume of debris (ft³)

$$V_{debris} = \frac{Q \times T \times 60}{60}$$

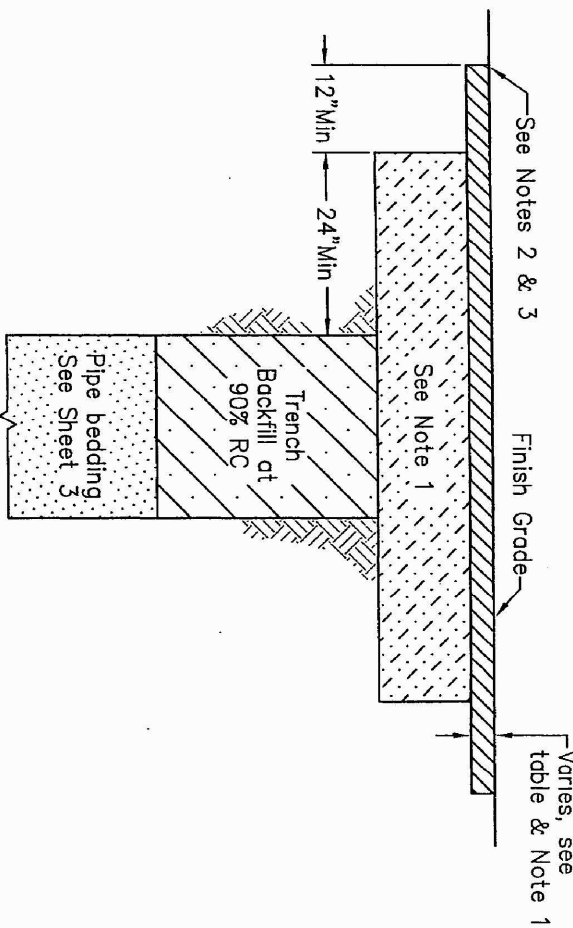
Where:
 V_{debris}: Volume of debris (ft³)

$$V_{debris} = \frac{Q \times T \times 60}{60}$$

| REVISIONS | | | | | | | PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION | |
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| STAFF APPROVAL | NO. | REVISION | DATE | R.C.E. | EXP. DATE | CITY ENG. | DATE | CITY OF SANTA ROSA |
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| | | | | | | | | <div></div> <div>BY JASON L. NUTT CITY ENGINEER CITY OF SANTA ROSA</div> <div>R.C.E. 57525</div> |
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| DATE August 30, 2022 | | | | | | | | CITY OF SANTA ROSA FILE NO. 2020-0025 |
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BACKFILL AND SURFACING



Trench AC Paving Table

| Street Type | Min. AC Thickness |
|------------------------------|-------------------|
| Residential/Local | 0.25 |
| Arterial/Regional/Industrial | 0.45 |

NOTES:

- The street structural section shall be AC (Asphalt Concrete) (see table for minimum AC thickness) on new 12" thick Class 2 AB (Aggregate Base) or 90% RC (Reactive Concrete), or 6" thick ACB (Asphalt Concrete Base) at 97% RC per section 39 of the City Specifications, or as shown on the plans.
- Neely cut pavement after trench is backfilled to subgrade.

ADDITIONAL PAVEMENT REMOVAL:

Remove additional pavement to a pointed lone stripe, a lip of gutter, or curb, on a street feature is within 3 feet of the final saw cut.

- Full tack coat coverage on all vertical surfaces.

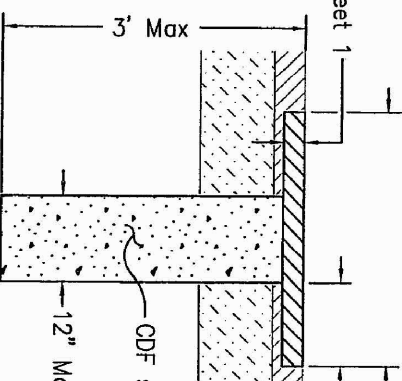
Sheet 1 of 6

CITY OF SANTA ROSA

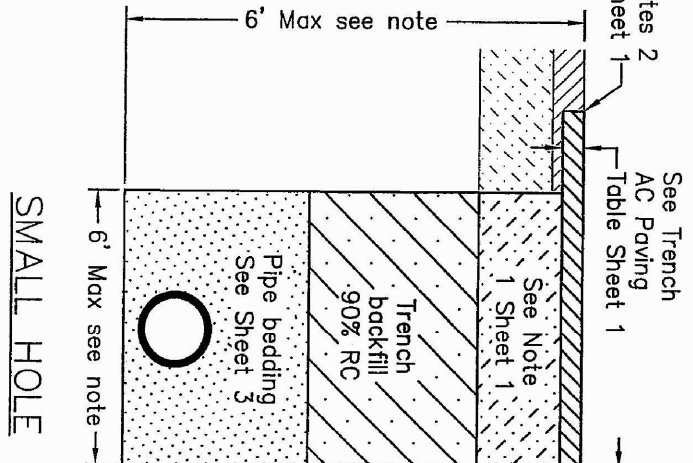
BACKFILL AND SURFACING
TRENCH DETAIL

SCALE: NONE | DATE: MAY 09
DWN: CDA | APPROVED: FILE NO. STD-215
CHK: DM

See Table Sheet 1



NARROW TRENCH



SMALL HOLE

NOTE:

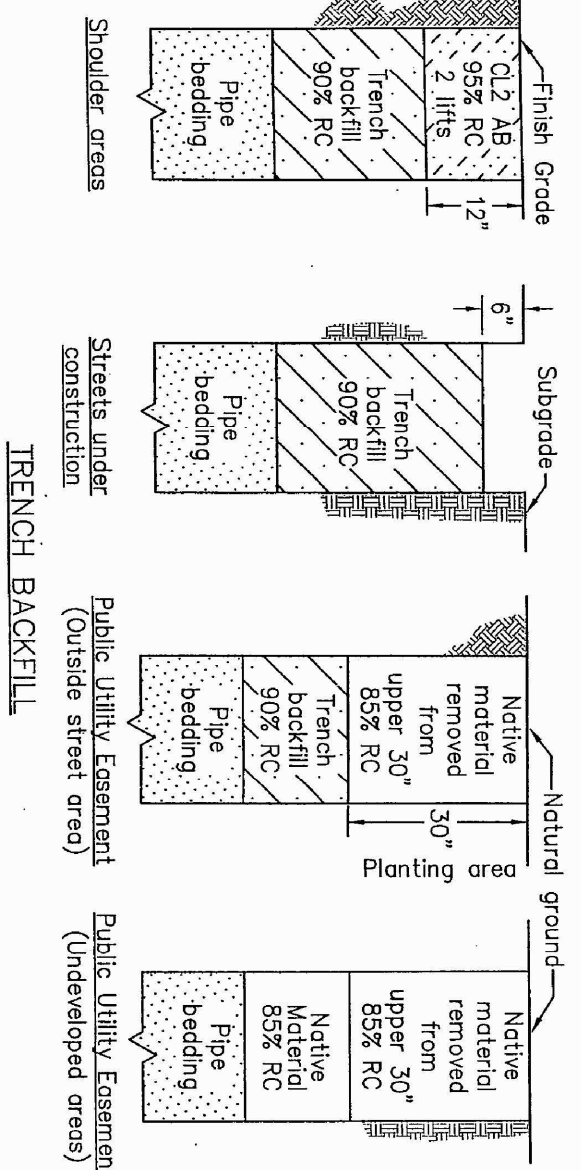
The small hole dimensions must be less than 6" W x 6" L x 6" D. The trench is not backfilled on the same day of excavation, and trench backfill and surfacing detail (Sheet 1).

Sheet 2 of 6

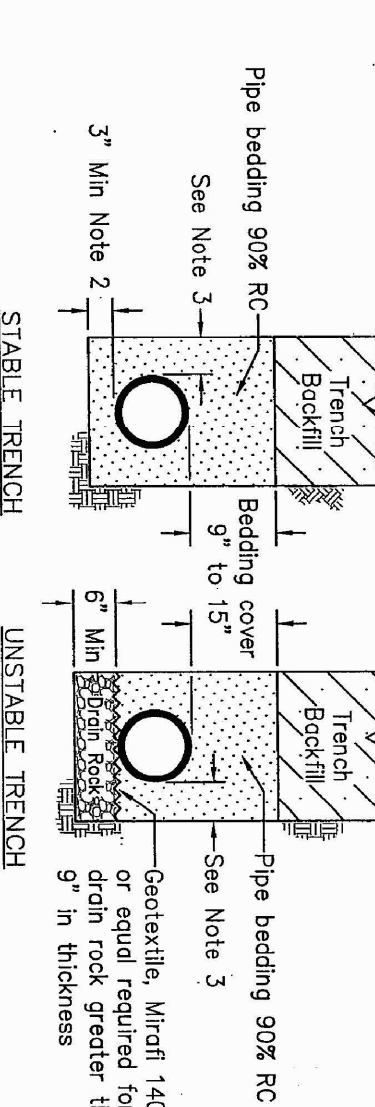
CITY OF SANTA ROSA

NARROW TRENCH AND
SMALL HOLE DETAIL

SCALE: NONE | DATE: MAY 09
DWN: CDA | APPROVED: FILE NO. STD-215
CHK: DM



TRENCH BACKFILL



PIPE BEDDING

NOTES:

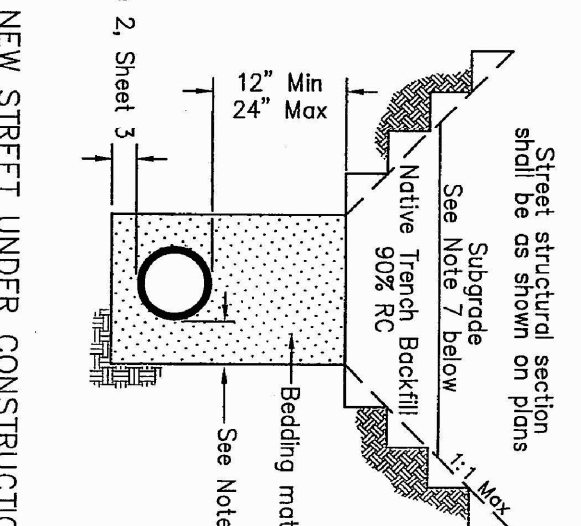
- Reactive concrete is designated RC.
- 1/4 Pipe O.D. Min when excavation is in rocky ground.
- Pipe diameter 18" or less: 6" Min, 9" Max Pipe diameter greater than 18": 9" Min, 12" Max. See table below for HDPE pipe trench widths.

Sheet 3 of 6

CITY OF SANTA ROSA

TRENCH BACKFILL AND
PIPE BEDDING DETAIL

SCALE: NONE | DATE: MAY 09
DWN: CDA | APPROVED: FILE NO. STD-215
CHK: DM



NEW STREET UNDER CONSTRUCTION

Notes:

- Roads exceeding 6" shall not be permitted within the trench section.
- The maximum depth of native backfill material shall not exceed 10 feet, unless the street is excavated a uniform depth from face of curb to face of curb.
- Empowerment construction methods shall be used. All slopes must be keyed-in a minimum of one foot as the trench is backfilled.
- The minimum equipment required for compaction of native backfill material shall consist of a sheepsfoot vibrator roller with a minimum drum width of 48", a minimum gross weight of 4500 lbs, or must meet approval of the City Engineer.
- The contractor shall be responsible for coordinating with the private soils engineer and the City Inspector 48 hours prior to excavation.
- The private soils engineer shall provide testing and observations on a FULL TIME basis during ALL native backfilling operations. The private soils engineer is responsible for the verification of all native backfill work including compaction and uniform moisture conditioning, and that moisture content is above optimum moisture to the extent appropriate for the native material being used.
- In streets where native trench backfill is used, treated (lime, cement, flyash, etc.) subgrade shall not be used as part of the structural section.

Sheet 4 of 6

CITY OF SANTA ROSA

NEW STREET UNDER
CONSTRUCTION TRENCH DETAIL

SCALE: NONE | DATE: MAY 09
DWN: CDA | APPROVED: FILE NO. STD-215
CHK: DM

CITY OF SANTA ROSA CONTROL DENSITY FILL

Control Density Fill (CDF) shall be a mixture of Portland cement, sand and 1" medium coarse aggregate, of entraining agent and water, batched by a ready-mixed concrete plant and delivered to the jobsite by means of transit mixing trucks. Control density fill material shall contain Class F pozzolan (fly ash). Control Density Fill shall be free of asphalitic material.

Material shall meet the standards as set forth in ASTM C-150, Type II cement. Fly ash shall meet the standards as set forth in ASTM C-618, for Class F pozzolans. The fly ash shall not inhibit the entrainment of air.

Aggregate Size 1" max.
Sand Equivalent 31 min.

Mix Proportions shall be determined by the producer of the control density fill to produce a flowable fill mixture which will not segregate. Each yard shall not less than 50 pounds of Portland cement and not less than a total of 100 pounds of cementitious material. The Contractor shall supply a mix design two weeks prior to any use of control density fill.

Mixture Properties
Compressive Strength 75- 200 psi @ 28 days
Slump 3 - 8 inches

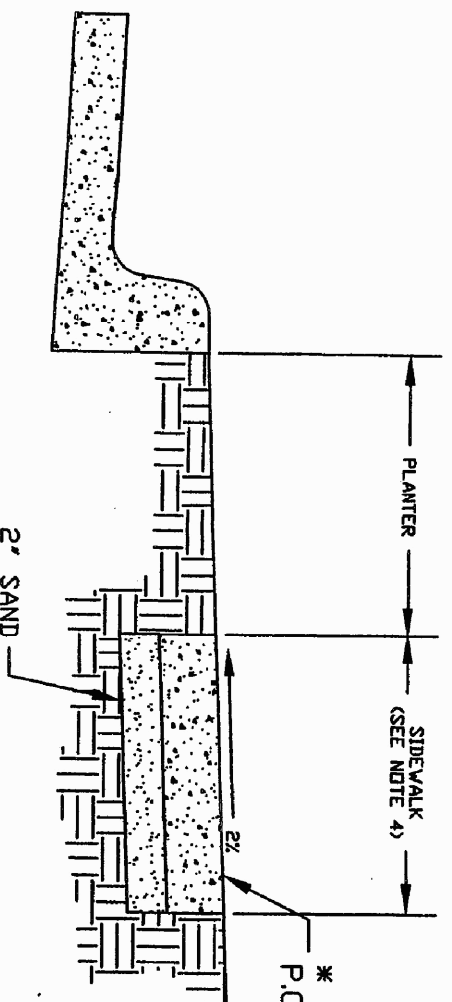
The consistency of CDF shall be such that all trench voids are filled with minimum rodding or vibrating but not so wet as to cause excessive shrinkage.

Payment
Permanent pavement may be placed directly upon the control density fill as soon as it has consolidated for the surface to withstand the process of pouring without displacement. The surface of the control density fill shall be firm and unyielding. Any visible movement vertically or horizontally of the control density fill under the action of construction equipment or traffic shall be cause for rejection. The Contractor shall be responsible for placing to allow traffic flow for all locations until control density fill is ready to be paved.

CITY OF SANTA ROSA

TRENCH DETAIL
CONTROL DENSITY FILL

SCALE: NONE | DATE: MAY 09
DWN: CDA | APPROVED: FILE NO. STD-215
CHK: DM



REPLACEMENT OF EXISTING SIDEWALK

NOTES:

- JOINTS AND SCORING PER STD.-235.
- ALL CONCRETE SHALL BE CLASS A P.C.C.
- FOR WEAKENED AREA.
- SPREAD WIDTH OF WEAKENED AREA SHALL BE SHOWN IN CITY STD.- 231.
- DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.

DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.

- SEE CITY STD.-235 FOR LOCATION OF WEAKENED PLANE AND EXPANSION JOINTS.
- ALL CONCRETE SHALL BE CLASS "A" P.C.C.

CITY OF SANTA ROSA

CURB AND GUTTER
SIDEWALK

SCALE: NONE | DATE: MAY 09
DWN: CDA | APPROVED: FILE NO. STD-215
CHK: DM

REVISIONS

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PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION
CITY OF SANTA ROSA

BY: JASON L. NUTT
CITY ENGINEER
CITY OF SANTA ROSA
R.C.E. 57525

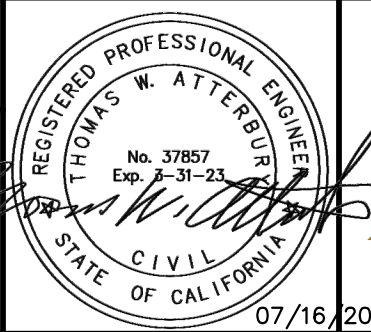
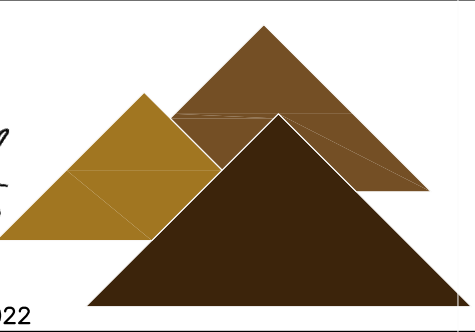
DATE: August 30, 2022

CITY OF SANTA ROSA FILE NO. 2020-0025

| REVISION | DESCRIPTION | BY | DATE |
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Atterbury & Associates, Inc.
Civil Engineering - Land Planning

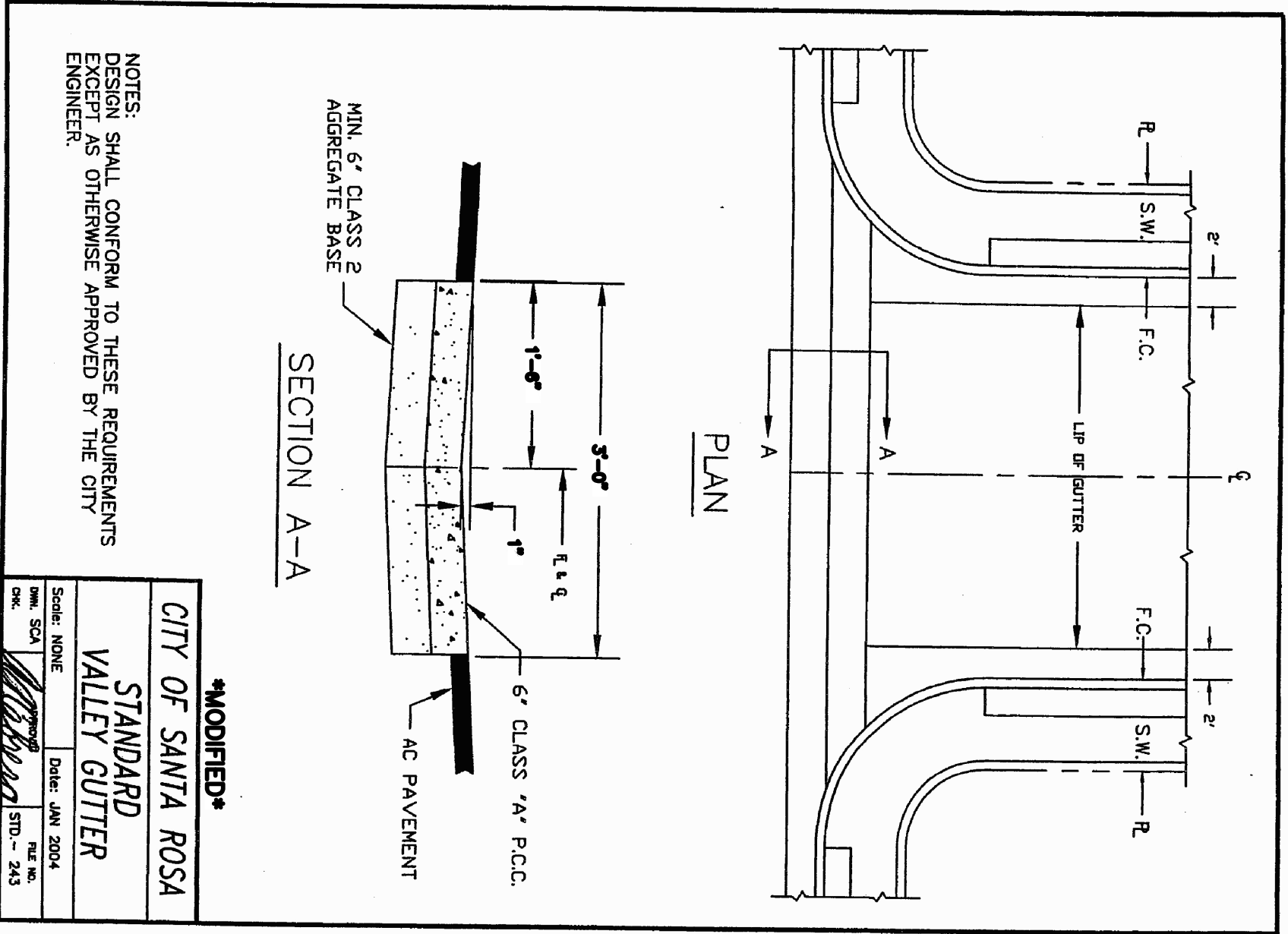
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134; Fax: (707) 433-0135



DETAILS

MONTECITO TOWNHOMES
6521 MONTECITO BLVD
SANTA ROSA, CA 95409

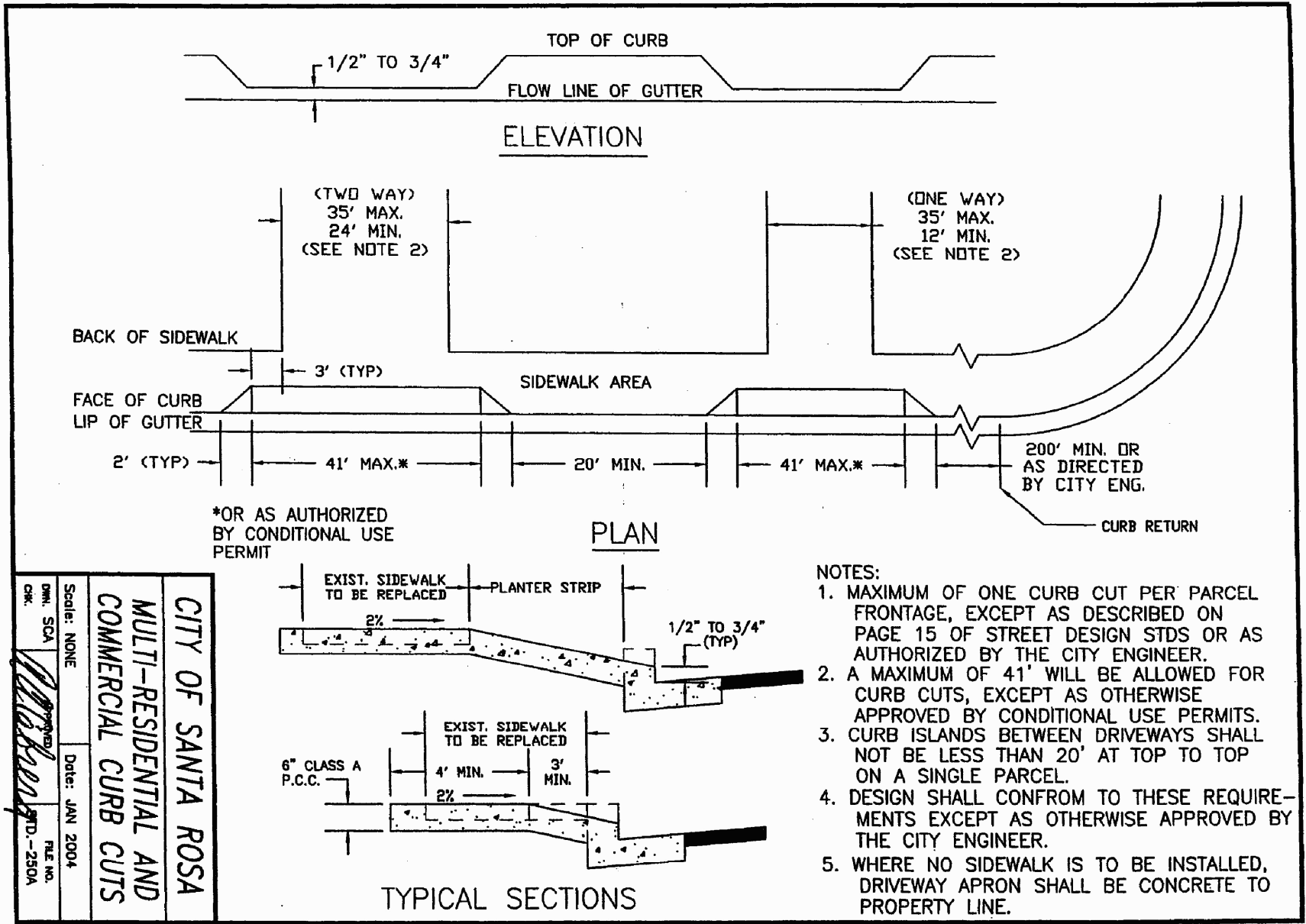
Date: 07/16/2022
Scale: AS SHOWN
Drawn: TA
APR: 182-120-052
Date: 17-03
Sheet: C10
10 of 15



NOTES:
DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.

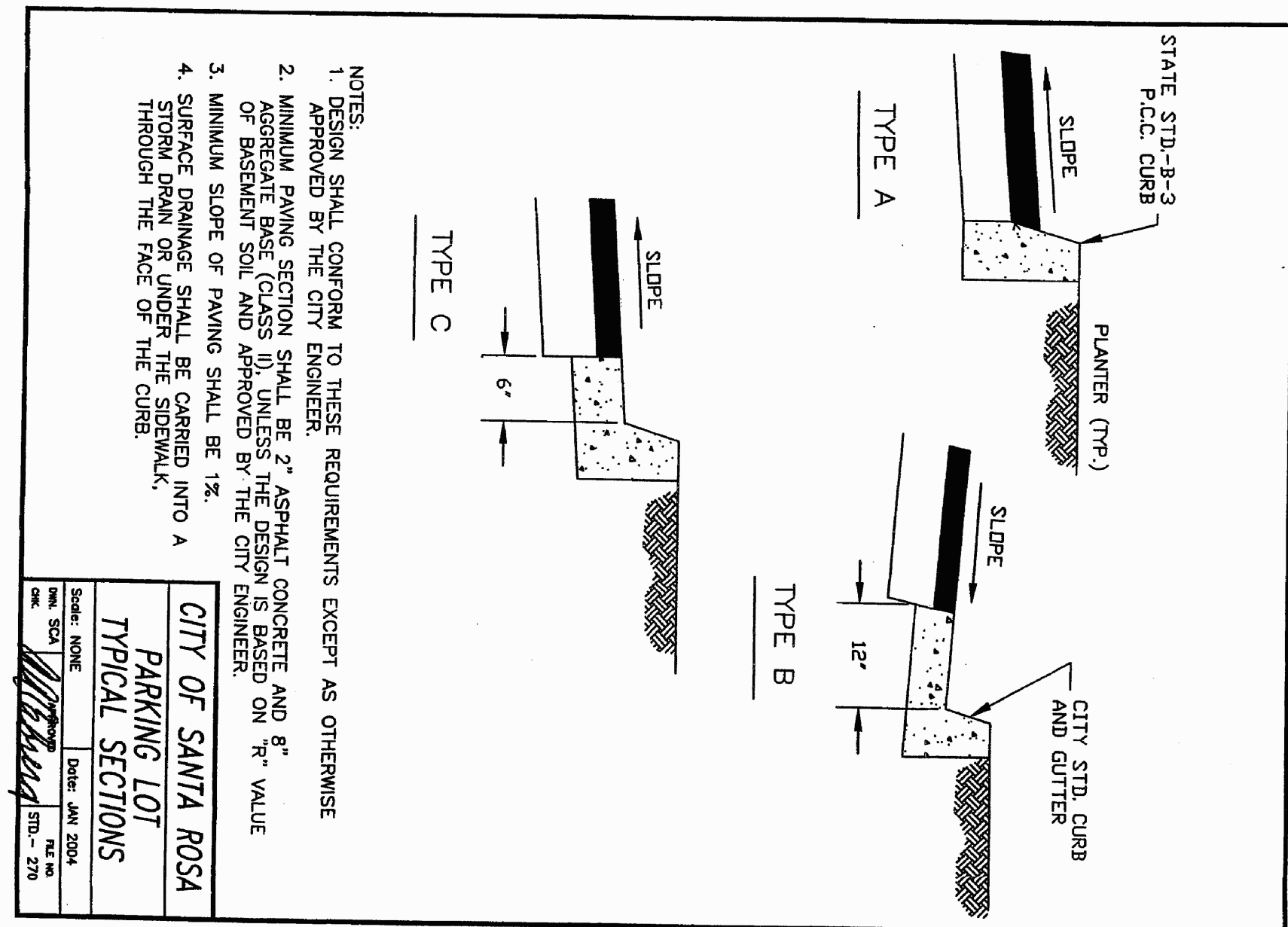
CITY OF SANTA ROSA
STANDARD VALLEY GUTTER

SCALE: NONE DATE: JAN 2004
SHEET NO. 1 OF 1
SHEET NO. 1 OF 1



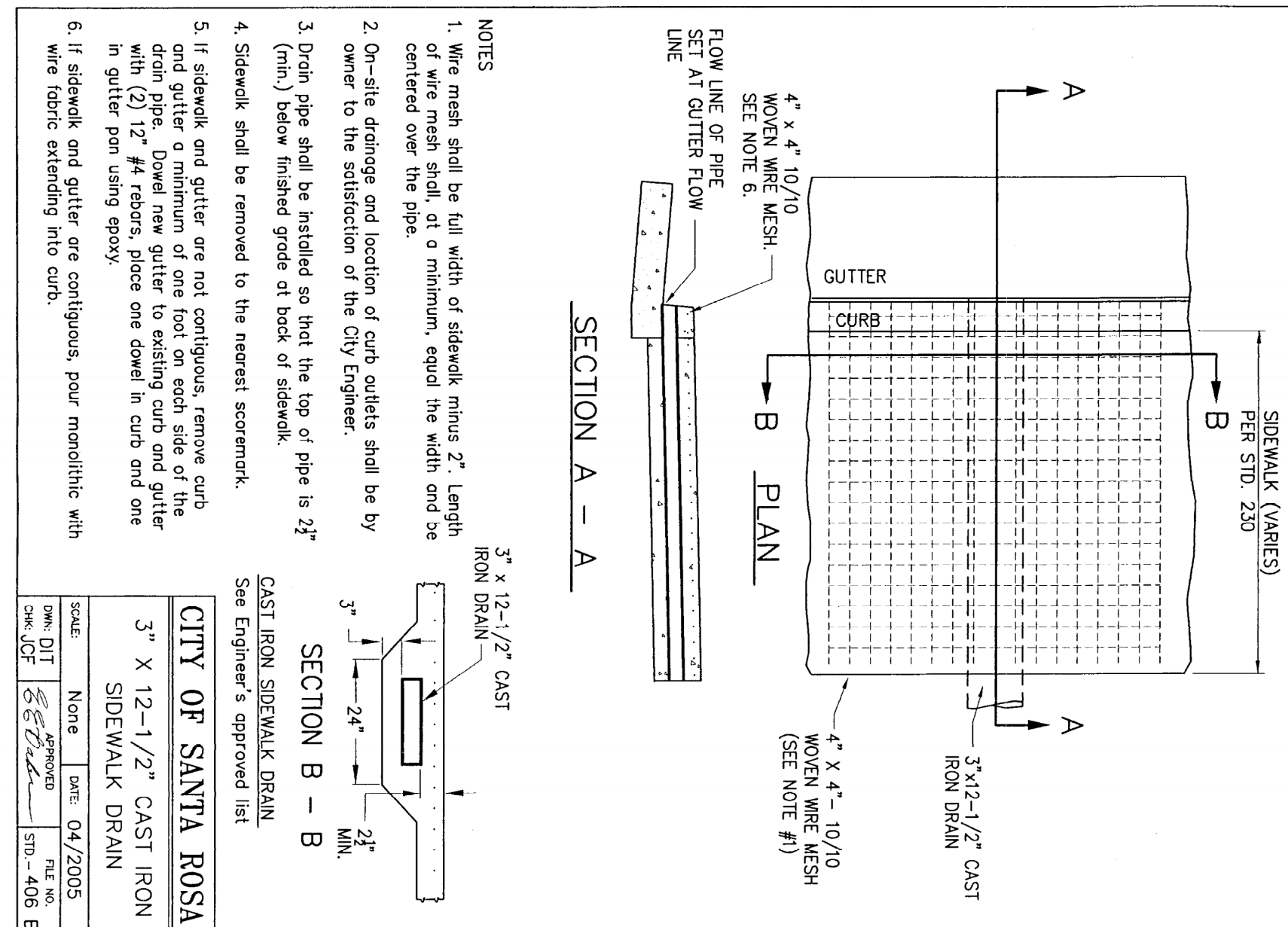
CITY OF SANTA ROSA
MULTI-RESIDENTIAL AND COMMERCIAL CURB CUTS

SCALE: NONE DATE: JAN 2004
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SHEET NO. 1 OF 1

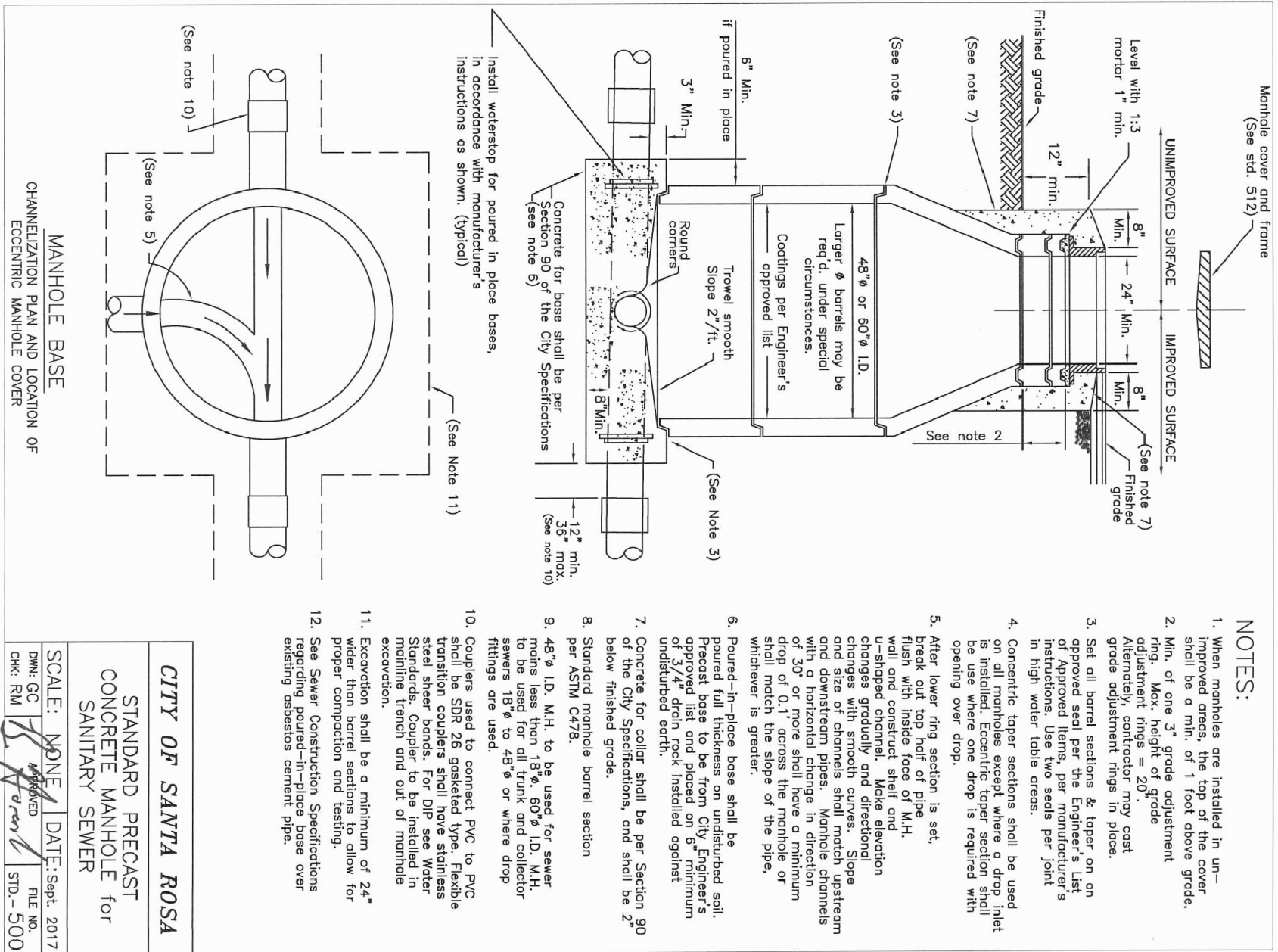


CITY OF SANTA ROSA
PARKING LOT TYPICAL SECTIONS

SCALE: NONE DATE: JAN 2004
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SHEET NO. 1 OF 1

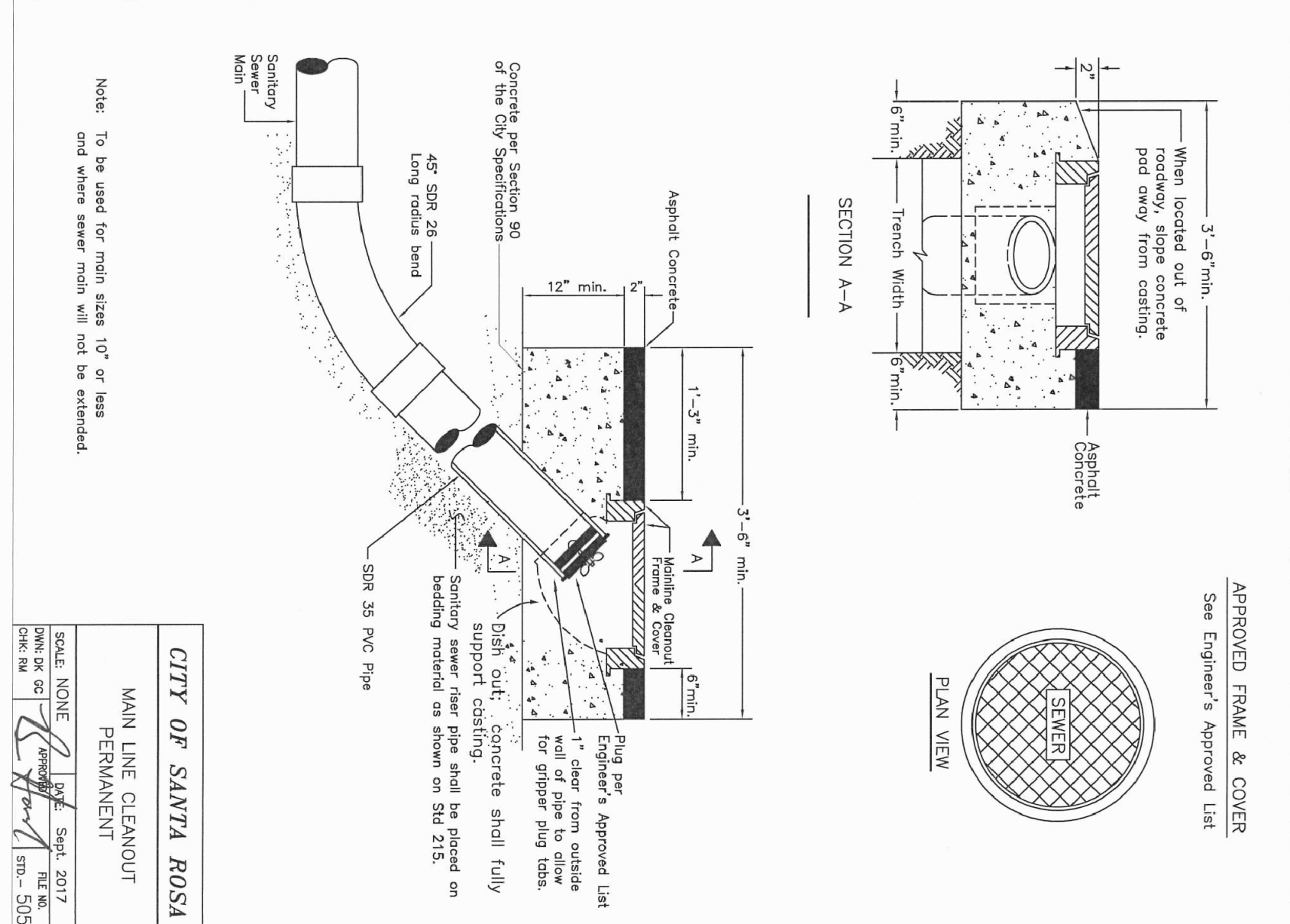


CITY OF SANTA ROSA
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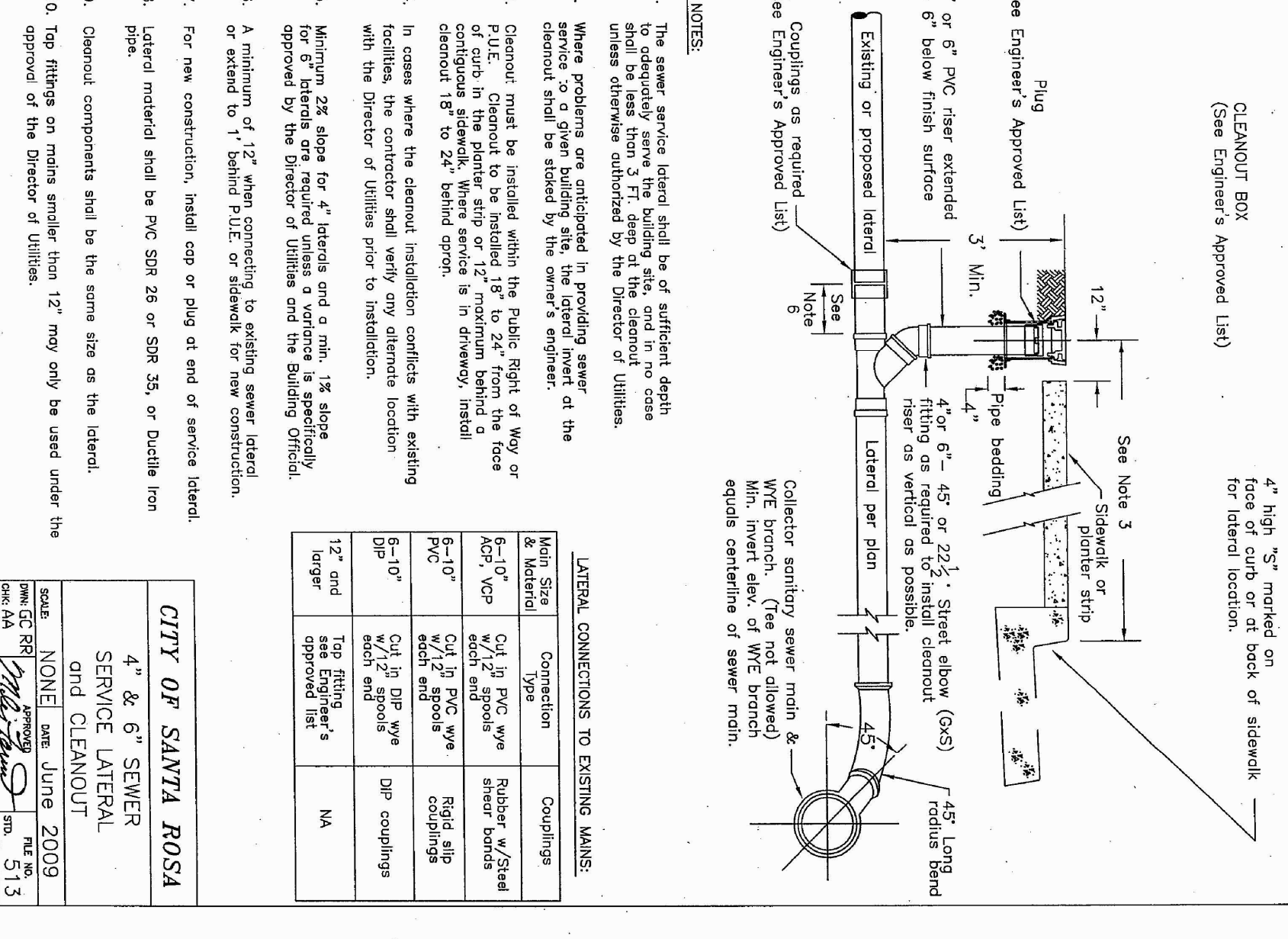
CITY OF SANTA ROSA
STANDARD PRECAST CONCRETE MANHOLE FOR SANITARY SEWER

SCALE: NONE DATE: JAN 2004
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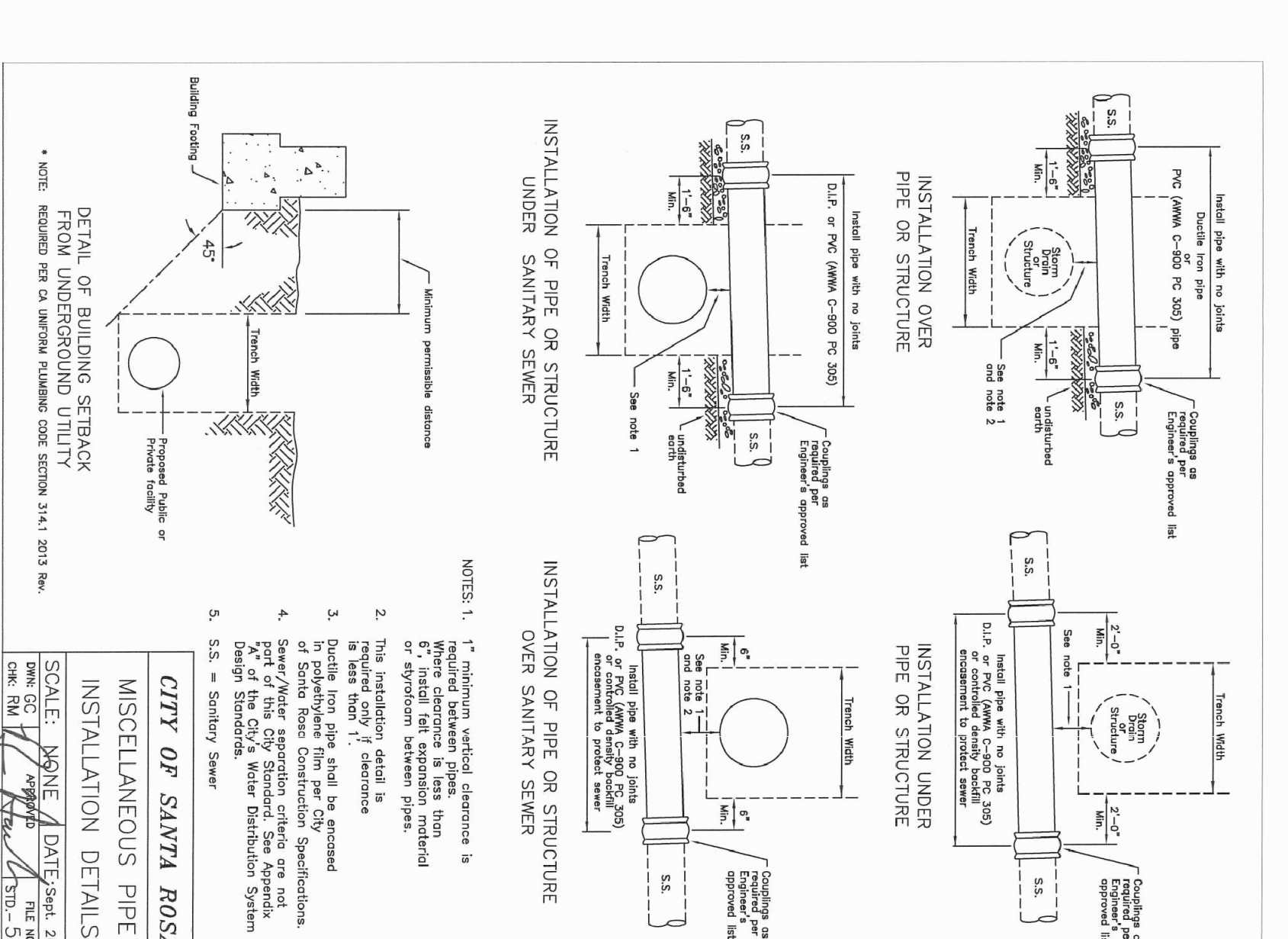


CITY OF SANTA ROSA
MAIN LINE CLEANOUT

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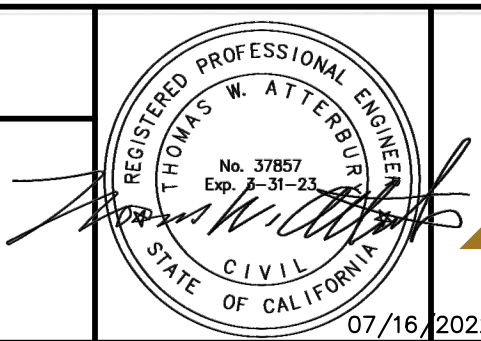


CITY OF SANTA ROSA
MISCELLANEOUS PIPE INSTALLATION DETAILS

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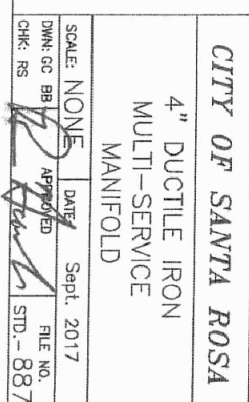
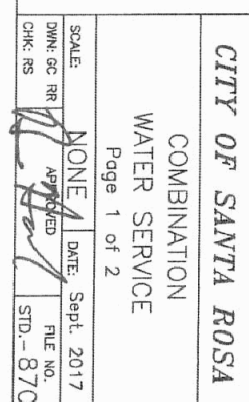
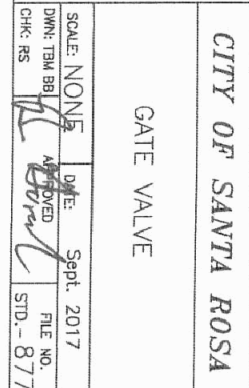
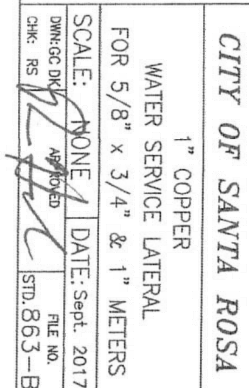
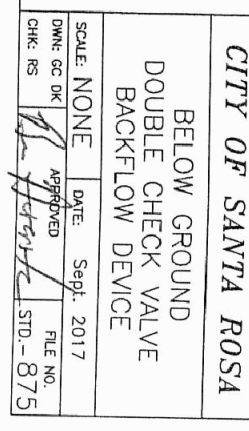
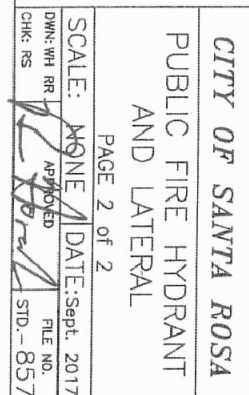
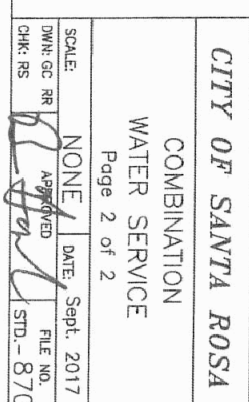
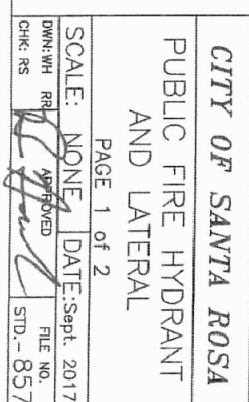
Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134; Fax: (707) 433-0135



DETAILS
MONTECITO TOWNHOMES
6521 MONTECITO BLVD
SANTA ROSA, CA 95409


BY: JASON L. NUTT
CITY ENGINEER
CITY OF SANTA ROSA
R.C.E. 57525
DATE: August 30, 2022
CITY OF SANTA ROSA FILE NO. 2020-0025

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PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION

CITY OF SANTA ROSA

BY  _____ R.C.E. 5/5/25
JASON L. NUTT
CITY ENGINEER
CITY OF SANTA ROSA

DATE August 30, 2022 _____

CITY OF SANTA ROSA FILE NO. 2020-0025

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UTILITY GENERAL NOTES

REQUIRED NOTES ON ALL PLANS

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.

THERE SHALL BE NO UNFILTERED CONNECTIONS TO THE CITY OF SANTA ROSA WATER SYSTEM INCLUDING CONNECTIONS EXPANDING THE METER FOR TESTING, ON-SITE PLUMBING, OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE WATER DEPARTMENT AND WILL RESULT IN PENALTIES, INCLUDING PAYMENT OF FINES AND ESTIMATED WATER USAGE FEES.

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, HARNESES, ANCHORS AND THRUST BLOCKS, PRIOR TO BACKFILLING.

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.

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 VALVES UNLESS OTHER APPROVED OR DIRECTED BY THE INSPECTOR.

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.

CUT-IN TEENED FINAL WATER MAIN THE INS SHALL BE DONE UNDER THE INSPECTION OF AUTHORIZED CITY PERSONNEL. CUT-IN TEES OR THE 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.

ALL WATERFINDER 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 MODIFICATION TO ACCOMMODATE AMR EQUIPMENT. CONTACT WATER DEPARTMENT FOR DIRECTION.

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 REQUIRED.

ALL WATER AND SEWER IMPROVEMENTS TO BE INSTALLED PER CITY WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS.

A SEPARATE PERMIT AND PLAN APPROVAL FROM THE FIRE DEPARTMENT IS REQUIRED PRIOR TO INSTALLATION OF PRIVATE FIRE PROTECTION SYSTEM.

DISINFECTANT 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 OF THE NEW MAIN/LATERAL. DISINFECTION PROCEDURES LIKE ALL OTHER STANDARDS ARE AVAILABLE ONLINE AT THE CITY OF SANTA ROSA WEBSITE. <https://cityof.santa-rosa.org/23/Disinfection-Construction-Standards>

UTILITY GENERAL NOTES

PROJECT SPECIFIC REQUIRED NOTES

CONTRACTOR SHALL CONTACT CITY OF SANTA ROSA WATER DEPARTMENT FOR FINAL INSPECTION OF ALL SEWER MAINS AND LATERALS, ALL SEWER MAINS AND LATERALS MUST BE CLEANED & MANDRELED PRIOR TO CITY ACCEPTANCE.

THE CONTRACTOR SHALL HIRE AN INDEPENDENT TELEVISION INSPECTION SERVICE TO PERFORM A CLOSED - CIRCUIT TELEVISION INSPECTION OF ALL NEWLY CONSTRUCTED SEWERS INCLUDING LATERALS FROM THE MAIN TO THE CLEAN OUT AND IF LATERAL LINE IS A DEEP ACCEMENT , FROM CLEANOUT TO CONNECTION POINT OF THE EXISTING LATERAL. THE TELEVISION SHALL BE PERFORMED PER SECTION 130-1.09 OF THE CITY OF SANTA ROSA SEWER SYSTEM CONSTRUCTION STANDARD SPECIFICATIONS

ALL SEWER PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO CENTER OF MANHOLES AND CLEANOUTS

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, APURREANCES 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 WATER DEPARTMENT WILL PLACE A PLAQUE ON THE METER AFTER CERTIFICATION OF METER HAS BEEN OBTAINED. THE ABOVE INSTALLATION SHALL REMAIN IN PLACE UNTIL THE WATER SYSTEMS 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 WATER DEPARTMENT.

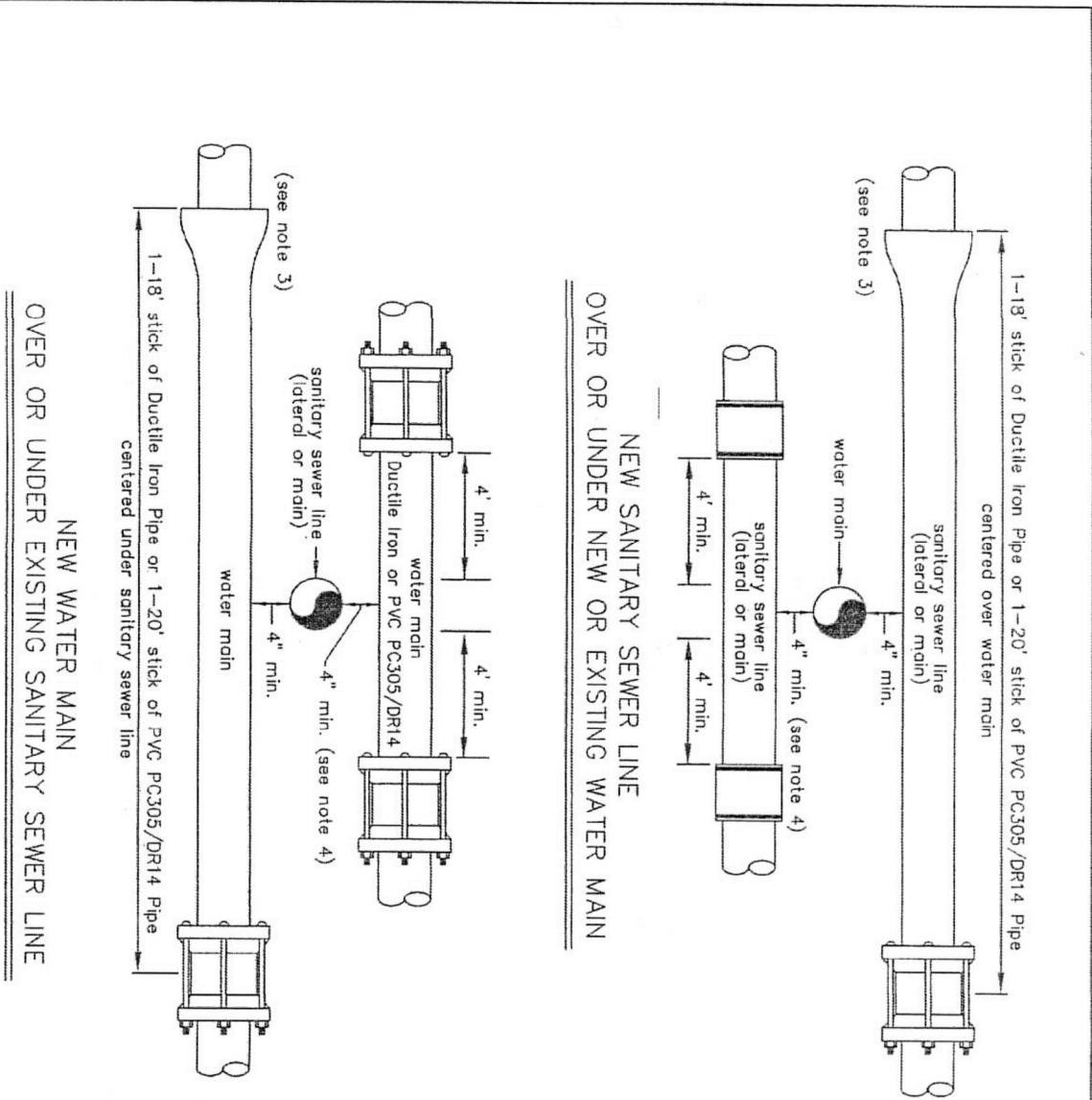
FOR HOT TAP CONNECTIONS, THE CONTRACTOR SHALL PROVIDE EXCAVATION, SHORING, BACKFILL, AND BRENCH SLAGGING. THE CONTRACTOR SHALL ALSO PROVIDE AND INSTALL THE TAPPING SADDLE, TAPPING VALVE, AND RELATED HARDWARE. CITY PERSONNEL WILL MAKE THE HOT TAP. NO HOT TAP WILL BE MADE WITHIN FOUR FEET OF A JOINT AS MEASURED FROM JOINT TO CENTRINE OF INTERSECTING PIPE UNLESS OTHERWISE DIRECTED BY THE INSPECTOR. IF THIS SPACING REQUIREMENT CANNOT BE MET THE INSPECTOR MAY DIRECT THAT THE JOINT BE REMOVED AND THE PROPOSED HOT TAP BE REPLACED WITH A CUT-IN-TEE. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE HOT TAP WITH THE INSPECTOR.

METER BOXES SHALL BE INSTALLED OUT OF TRAFFIC LOADING AREAS
WHEREVER POSSIBLE

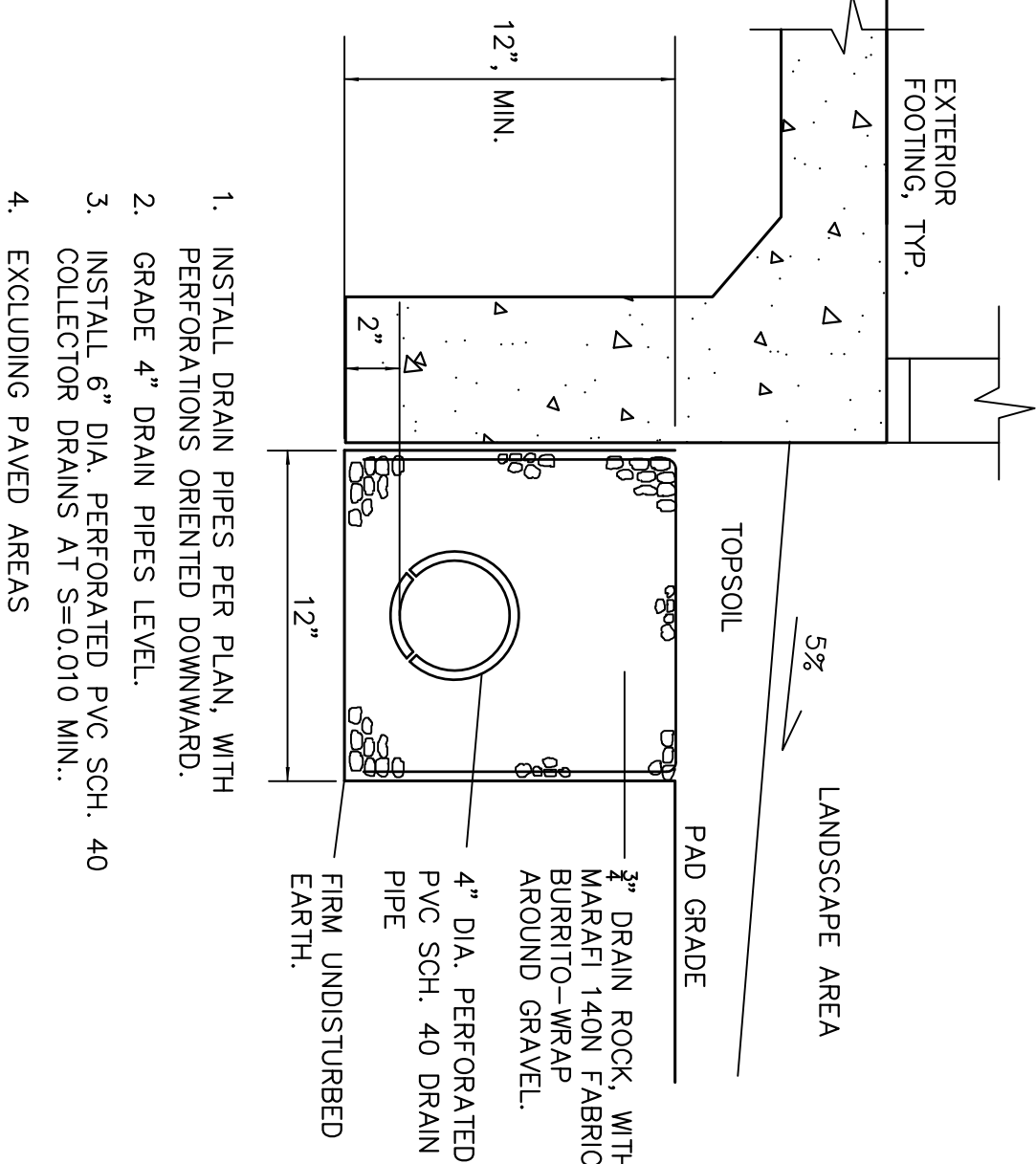
WATER SERVICE TAPS UP TO 1½ INCH REQUIRE A MINIMUM OF 18 INCHES OF SPACING BETWEEN TAPS, FOR LARGER SERVICE TAPS, THE CONTRACTOR SHALL CONSULT INSPECTOR FOR SPACING REQUIREMENTS.

IF DAMAGE OCCURS TO ANY WATER SERVICE DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE SERVICE FROM THE CORPORATION STOP AT THE MAIN TO THE WATER METER WITHOUT SPLICING.

CONTRACTOR TO PROVIDE A RECEIPT OF DISPOSAL FOR ALL ASBESTOS
PIPE.

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ALTERNATIVE BID #1 (REF. SHT. C7)



EXTERIOR SUBDRAIN

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| PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION | | | | | | |
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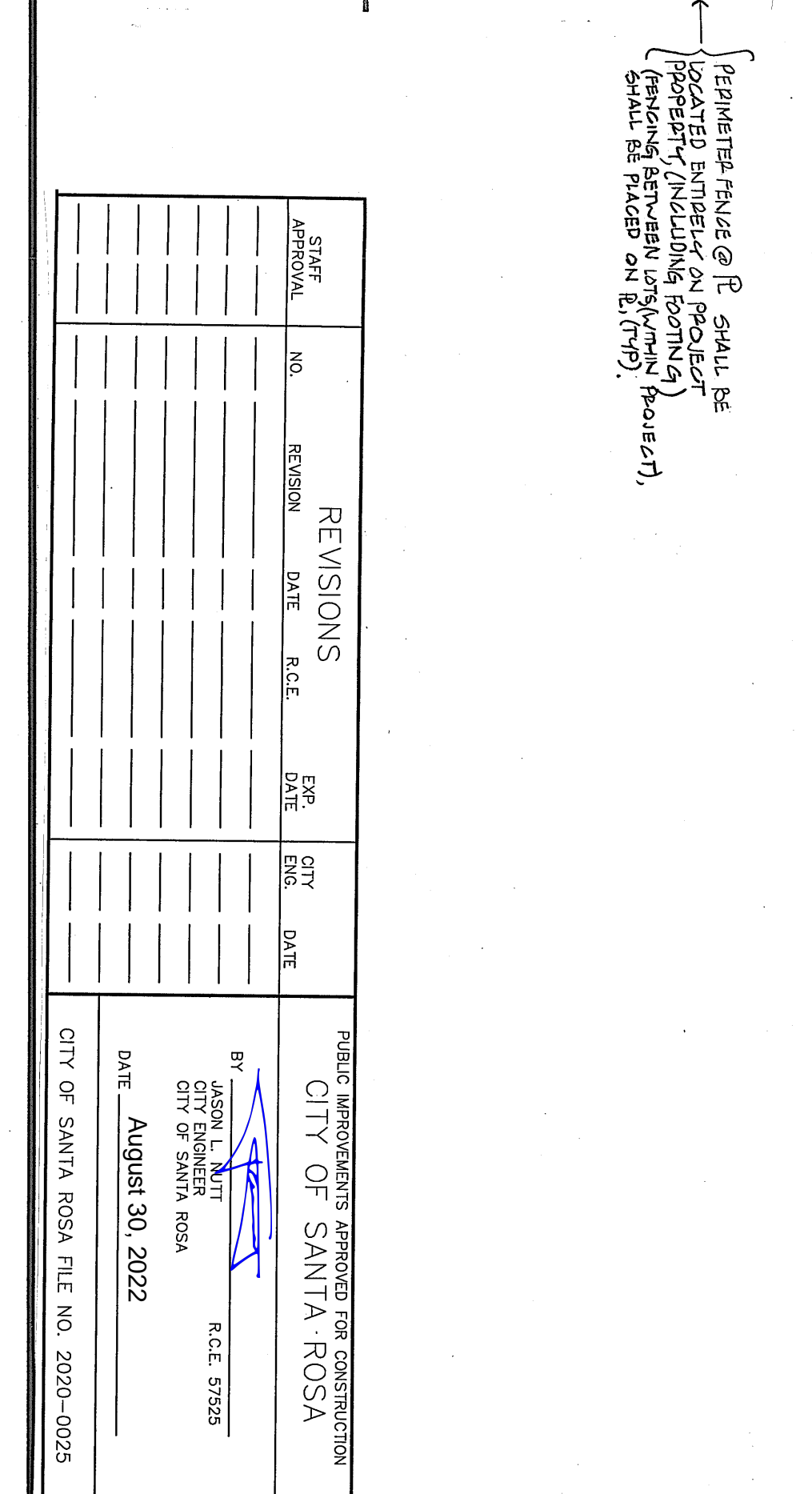
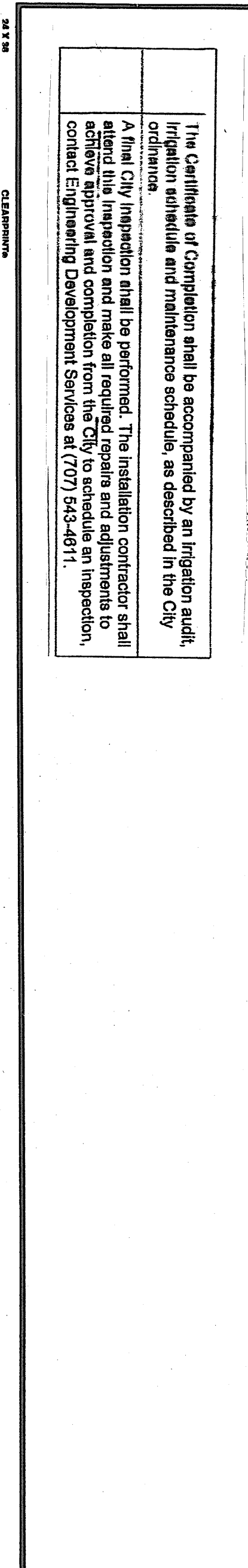
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| DETAILS | | MONTECITO TOWNHOMES 6521 MONTECITO BLVD SANTA ROSA, CA 95409 | |  | |  | | <h1>Atterbury & Associates, Inc.</h1> <h2>Civil Engineering - Land Planning</h2> <p>16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448 Phone: (707) 433-0134; Fax: (707) 433-0135</p> | | <table><tr><th>REVISION</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table> | | REVISION | DESCRIPTION | BY | DATE | | | | | | | | | | | | | | | | |
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PHIL MANOUKIAN + ASSOCIATES

PMA

Healdsburg, CA 95448
(707) 433-1112

Site Planning Landscape Architecture

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