

IMPROVEMENT PLANS MONTECITO TOWNHOMES

MONTECITO BLVD (6521)
SANTA ROSA, CA 95409
APN 182-120-052
8 LOTS ON 0.50 ACRES



REVISION	DESCRIPTION	BY	DATE

Abbreviations

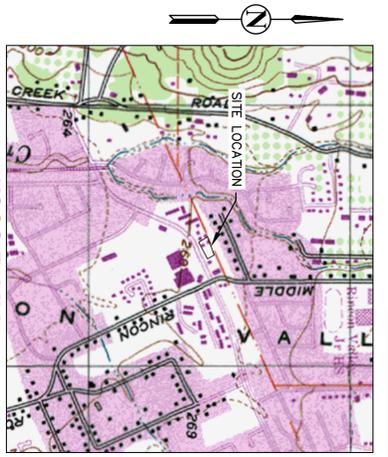
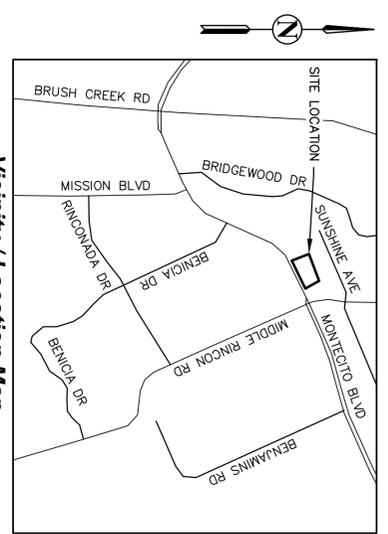
AR#	ASSESSOR'S PARCEL NUMBER
BGF	BLANKS OF GARAGE FINISHED FLOOR
CLUE	COMMON USE EASEMENT
E.P.	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
E.V.A	EMERGENCY VEHICLE ACCESS EASEMENT
E.F.E.	EMERGENCY EGRESS EASEMENT
FG	FINISHED GRADE
FGF	FRONT GARAGE FINISH FLOOR
INV.	INVERT
S.F.	SQUARE FEET
MAX.	MAXIMUM
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
P.L.	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
TYP.	TYPICAL

Legend

---	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
---	NOT TO SCALE
---	EXISTING OVERHEAD ELECTRIC
---	DRAIN PIPE
---	EXISTING STREET CENTER LINE
---	PROPOSED FENCE
---	PROPOSED AC PAVEMENT
---	SUSMP BASIN
---	PROPOSED CONCRETE

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Project Information

Project Site Address: 6521 MONTECITO BLVD
SANTA ROSA, CA 95409

Owner/Developer: CHRIS SHAUGHNESSY
1879 ALAN DRIVE
PENNINGROVE, CA 94951
(707) 696-9611

Architect: INTEGRATED DESIGN - DAVID COLUMBO
804 COLLEGE AVE
SANTA ROSA, CA 95404 (707) 568-0108

Civil Engineer: THOMAS ATTERBURY, P.E.
ATTERBURY & ASSOCIATES, INC.
16190 HEALDSBURG AVE, SUITE D
HEALDSBURG, CA 95448 (707) 433-0134

Geotechnical Engineer: PYRAMID GEOENGINEERING, INC.
4119 TRINITY DRIVE
SANTA ROSA, CA 95405-7715 (707) 494-8761

Surveyor: DELTA SURVEYING INC. - RALPH MOODY
1016 CHIQUITA ROAD
HEALDSBURG, CA 95448 (707) 679-6076

Acres: 0.5 ACRES

SURVEY INFORMATION

MAP BENCHMARK AND DATUM NOTE:
BASE TOPOGRAPHIC MAP PREPARED BY DELTA SURVEYING, INC., DATED JULY 2016.
BENCHMARK: CONTROL POINT CITY OF SANTA ROSA MONUMENT G-338
ELEVATION = 263.867, INTERSECTION OF MIDDLE RINCON RD AND MONTECITO BLVD
BASIS OF BEARING: CL OF MONTECITO BLVD (N66°35'11"E)
BOUNDARY DESCRIPTION FOUND IN DOC# 1995-0048248

EARTHWORK QUANTITIES

DESCRIPTION	CUT	FILL	NET
ROUGH GRADE	20	470	450<F>
FOUNDATION CUT	190	0	190<C>
PAVEMENT SECTION	260	0	260<C>
TOTAL	470	470	BALANCED

SURFACE GRADING ONLY. DOES NOT INCLUDE ROAD SECTION, SELECT FILL, OR COMPACTION/EXPANSION. CONTRACTOR RESPONSIBLE FOR HIS/HER OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSES.



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.

* OFFSITE CONSTRUCTION NOTE*
CONTRACTOR TO OBTAIN SEPARATE ENCROACHMENT PERMIT FOR ALL OFFSITE IMPROVEMENTS.

REVISIONS

NO.	REVISION	DATE	R.C.E.	EXP. DATE	CITY ENG.	DATE

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

PROJECT DATA
(FOR CITY USE ONLY)

PROJECT START _____

PROJECT END _____

CONTR. _____

SUPER. CONT. _____

SEWER PIPE _____

WATER VALVES _____

TEES/WESTINGS _____

FIRE HYDRANT _____

INSPECTOR _____

PROJECT DATA BY _____

DRAWN BY _____

CHECKED BY _____

RECORD PLAN

HEREBY STATE THAT THESE RECORD PLAN CHANGES ARE COMPILED FROM INFORMATION FURNISHED BY THE PROJECT CONTRACTOR, SOILS ENGINEER AND MY OFFICE. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE THE WORK WAS DONE IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE PROFESSION AND I AM NOT BE RESPONSIBLE FOR THE ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. FIELD VERIFICATION OF CRITICAL FACTS AND DATSA SHOULD BE MADE IF THESE DOCUMENTS ARE TO BE USED AS A BASIS FOR FUTURE WORK.

ENGINEER'S NAME _____ DATE _____

TITLE SHEET

MONTECITO TOWNHOMES
6521 MONTECITO BLVD
SANTA ROSA, CA 95409

Date: 07/16/2022
Scale: NO SCALE
Drawn: TA
APN: 182-120-052
Job: 17-03
Sheet: C1
1 of 15

Atterbury & Associates, Inc.
Civil Engineering - Land Planning

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

CITY OF SANTA ROSA GENERAL NOTES

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR CONCRETE IMPROVEMENTS.

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.

AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PLANNING AND ECONOMIC DEVELOPMENT AND ENGINEERING DEPARTMENT SERVICES 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.

THE CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR DE-WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS AND THEIR DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA ENVIRONMENTAL COMPLIANCE DIVISION PRIOR TO DISCHARGING GROUNDWATER TO THE SEWER.

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 TALLER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.

TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES UNLESS A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT IS OBTAINED FOR THE STOCKPILE.

RAN 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.

CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.

IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL STATE REGIONAL WATER QUALITY CONTROL BOARD (NCGWQCB) HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.

ALL TRENCH SPILLS SHALL BE REMOVED AS THEY ARE GENERATED OR DISPOSED OF ON SITE AS REQUIRED BY THE GRADING PERMIT, EXCESS/UNSUITABLE MATERIAL DISPOSED OF ON SITE SECURELY IN A PROTECTED AREA. ALL SPILLS SHALL BE REPORTED TO THE CITY ENGINEER 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 UTILITIES SHALL BE COORDINATED AND INSTALLED AT THE SAME TIME.

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 THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIREMENTS.

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 THE 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.

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 THE 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.

UNDERGROUND FACILITIES NOT SHOWN ON THESE DRAWINGS SUCH AS PGE#, TELEPHONE, TV, IRRIGATION, ETC. SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.

CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (CURB TAGS, IRON PIPS, 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 RE-ESTABLISHED. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 FEET WORKING SPACE AROUND ALL EXISTING SURVEY MONUMENTS PRIOR TO DISTURBANCE OR RELOCATION. CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR PRIOR TO ANY MONUMENT RELOCATION. LETTER FROM THE ENGINEER/SURVEYOR STATING THAT THE EXISTING MONUMENTS HAVE BEEN IDENTIFIED AND LOCATED PRIOR TO REMOVAL.

CONSTRUCTION HOURS SHALL BE LIMITED FROM 7 AM TO 7 PM MON – SAT EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE START UP OF ANY MOTORIZED EQUIPMENT. ALL CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MAINTAINED AND SHALL BE SHUT DOWN WHEN NOT IN USE. (HOURS ARE SUBJECT TO THE CONDITIONS OF APPROVAL)

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 ROUTING TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT AGREE TO A SETTLEMENT, THE CITY MAY DISCRETIONARILY PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.

RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY UPON COMPLETION OF PROJECT AND PRIOR TO FINAL ACCEPTANCE.

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. THE CONTRACTOR SHALL ALSO KEEP TRUCKS, TRAILERS, AND OTHER EQUIPMENT FREE FROM TRASH, RUBBISH AND WASTE MATERIALS OF ANY KIND. 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.

ENSURE THE CONTAMINATION OF SANITATION FACILITIES (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM WATER PUMPAGE 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.

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.

ESTABLISH AND MAINTAIN EFFECTIVE SITE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO PREVENT EROSION AND SEDIMENTATION. 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).

PLACE EQUIPMENT OR VEHICLES, WHICH ARE BEING FUELED, MAINTAINED AND STORED, IN A DESIGNATED AREA FILLED WITH APPROPRIATE BMPs.

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.

THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL APPLICABLE BMPs LISTED IN THE EROSION CONTROL AND /OR STORM WATER POLLUTION PREVENTION PLAN.

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.

ALL GANG MAIL BOXES SHALL BE INSTALLED BEHIND THE SIDEWALK AND OUT OF THE RIGHT-OF-WAY.

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.

MAIL BOXES CONFORMING TO CITY STANDARD 271 MAY BE INSTALLED IN THE RIGHT-OF-WAY. THE CHOICE TO USE A CITY STANDARD 271 OR A GANG MAIL BOX WILL BE AT THE DISCRETION OF THE DEVELOPER.

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 FIELDMADE, LABORATORY-COMPACTED SPECIMENS AND TESTED FOR TSR. ASPHALT CONCRETE WITH A TSR LESS THAN 70 SHALL BE REMEDIATED AS REQUIRED BY THE CITY ENGINEER.

PERMANENT MONUMENTS AS SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE STANDARD PLANS AFTER COMPLETION OF THE STREET IMPROVEMENTS AND STAKED IN THE FIELD BY THE ENGINEER OR SURVEYOR.

ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR CONDUIT PERMANENT WELLS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 9771.

THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE APPROVAL OF MAILBOX LOCATIONS BY THE LOCAL BRANCH OF THE UNITED STATES POSTAL SERVICE.

IN THE EVENT THAT ANY REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED DURING PROJECT-RELATED ACTIVITIES, WORK IN THE IMMEDIATE VICINITY OF THE FINDS SHALL HALT AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT SUPERINTENDENT AND THE CITY OF SANTA ROSA ARCHAEOLOGIST. WORK SHALL NOT RESUME UNTIL A QUALIFIED ARCHAEOLOGIST OR HISTORIC ARCHAEOLOGIST, AS APPROPRIATE, APPROVED BY THE CITY OF SANTA ROSA HAS EVALUATED THE SITUATION AND MADE RECOMMENDATIONS FOR THE PROTECTION OF THE REMAINS. WHEN THE CONTRACTOR MUST ALSO CONTACT THE COUNTY BURIAL REMAINS ARE ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE COUNTY CORONER.

SEWER AND/OR WATER CONNECTIONS TO EXISTING RESIDENCES REQUIRE A PLUMBING PERMIT FROM THE CITY BUILDING DIVISION.

ANY ONSITE DRAINAGE SYSTEMS PROPOSED FOR CUSTOM LOTS SHALL BE SHOWN ON THE SITE PLAN SUBMITTED FOR REVIEW WITH THE LOTS BUILDING PERMIT APPLICATION.

A QUALIFIED ARCHAEOLOGIST OR TRIBAL REPRESENTATIVE SHALL BE PRESENT FOR INITIAL GROUND DISTURBING ACTIVITIES.

CITY OF SANTA ROSA STREET NOTES

REQUIRED NOTES ON ALL PLANS

ALL STREET TRENCHING REPAIR IN PUBLIC R/W REQUIRES USE OF A.C. HOTMAK, UNDER DIRECTION OF CITY INSPECTOR AND PER STD. 215 STREET TRENCHES 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, 1000 MARKET STREET. THE DEVELOPER SHALL PROVIDE A PERMANENT IRIGATION SYSTEM TO WATER THE STREET TREES. STREET TREES SHALL NOT BE PLACED WITHIN 40 FEET OF A STOP SIGN FOR VISIBILITY PURPOSES.

PROJECT SPECIFIC REQUIRED NOTES

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.

EXPANSION INDEX (EI) OF 21-90 IS LOW AND 51-90 IS MEDIUM. SUBGRADE SHALL BE TESTED BY THE SOILS ENGINEER AND ALL AREAS WITH EI OF 51 OR GREATER WILL BE PROTECTED BY A MOSTURE BARRIER (SEE DETAIL) OR RECEIVE A SUBEXCAVATION AND BACKFILL OF MATERIAL BELOW EI 51 CONTACT CITY MATERIALS LAB PRIOR TO SAMPLING. PROVIDE SUBGRADE IDENTIFICATION FOR EI TO CITY MATERIALS LAB.

SECTION 39 ASPHALT CONCRETE OF THE CITY CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL INCLUDE THE FOLLOWING: THE LABORATORY ACCEPTANCE TESTING REQUIREMENT FOR SAND EQUIVALENT SHALL BE 50 (MINIMUM) FOR ASPHALT CONCRETE SURFACE AND 45 (MINIMUM) FOR ASPHALT CONCRETE BASE. ALL ASPHALT CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:

MICRO-DEVAL (ASTM D6928-10)2	IRRESILIENCE RATIO- TSR (ASTM D2870)**
516.0%	NOTE REQUIRED
16.1-18.0%	TO (MINIMUM)
18.1-21.0%	80 (MINIMUM)

*ASPHALT CONCRETE WITH A MICRO-DEVAL LOSS GREATER THAN 21.0% SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. IN ADDITION, NO SINGLE SOURCE OF ASPHALT CONCRETE AGGREGATE SHALL HAVE A MICRO-DEVAL LOSS GREATER THAN 21.0%.

**STR TESTING SHALL BE PERFORMED ON RECOMPACTED ASPHALT CONCRETE (PER ASTM D2970) OBTAINED FROM FIELD CORES AND TESTED WITHIN 30 DAYS OF ASPHALT CONCRETE PLACEMENT. SAMPLES AS FOLLOWS: SHALL INCLUDE 1 UNCONDITIONED SAMPLE, AND 2 CONDITIONED SAMPLES AS FOLLOWS:

A) 20.0 HOUR ADHESION CYCLE @ 60°C

B) 3500 CYCLES @ 40 PSI AND 60°C

CITY OF SANTA ROSA GRADING NOTES

NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF SANTA ROSA.

CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR ANY DEWATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS WITH THE INTENT OF DOWNSCREEN DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. WHEN ROUNDWATER IS TO BE DISCHARGED TO THE SEWER PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA INDUSTRIAL WASTE DIVISION.

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).

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.

TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES OTHERWISE A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT ARE REQUIRED FOR THE STOCKPILE.

DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.

GRADING SHALL OCCUR ONLY BETWEEN MAY 1 AND OCTOBER 1 UNLESS OTHERWISE APPROVED BY THE CHIEF BUILDING OFFICIAL IN CONJUNCTION WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND A GRADING SCHEDULE TO BE SUBMITTED TO PLANNING AND ECONOMIC DEVELOPMENT ENGINEERING WITH THE GRADING PERMIT APPLICATION. WINTERIZATION OF THE PROJECT SHALL BE THE FIRST ORDER OF WORK.

SITE GRADING SHALL BE DONE UNDER OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER AND SHALL BE IN COMPLIANCE WITH CHAPTER 18, APPENDIX J, 2016 EDITION OF THE CALIFORNIA BUILDING CODE AND THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT, TITLED "GEOTECHNICAL STUDY" PREPARED BY PRYMAN GEO-ENGINEERING, INC. AND DATED JULY 8, 2016.

EXISTING NON-COMPLYING FILLS AS IDENTIFIED IN THE PROJECT GEOTECHNICAL INVESTIGATION SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 18, AND APPENDIX J, 2016 EDITION OF THE CALIFORNIA BUILDING CODE, AND THE SATISFACTION OF THE PROJECT GEOTECHNICAL ENGINEER.

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 OBTAINED PRIOR TO REMOVAL OF MATERIAL.

DRAINAGE FROM UPSTREAM PROPERTIES SHALL NOT BE BLOCKED BY GRADING OR CONSTRUCTION OF IMPROVEMENTS.

THE CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.

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.

PRIOR TO ANY GRADING OPERATION, THE CONTRACTOR SHALL INSTALL PROTECTIVE FENCING AROUND THE DRP LINE OF TREES TO BE SAVED IN COMPLIANCE WITH THE CITY TREE BRONDAZE. THE CUTTING, FILING, PAVING OR TRENCHING WITHIN ROOT ZONES OF TREES TO BE SAVED MUST BE REMOVED AND APPROVED BY A CITY APPROVED ARBORIST AND PERFORMED UNDER THEIR ON SITE SUPERVISION.

DRIP-LINES OF TREES OVERHANGING THE PROPERTY LINE SHALL BE AFFORDED THE SAME LEVEL OF PROTECTION AS TREES ON SITE THAT ARE TO REMAIN.

ALL PAIS SHALL BE CONSTRUCTED TO A TOLERANCE OF 0.1 FEET +/- FROM SHOWN PAD ELEVATION.

DEVELOPMENT MUST CONFORM TO 40 GCR (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.

UNDER 40 GCR, 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.

BLASTING (IF REQUIRED) REQUIRES A PERMIT FROM THE CITY FIRE DEPARTMENT.

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.

PROJECT SPECIFIC REQUIRED NOTES

ANY EXISTING WELLS TO BE ABANDONED SHALL BE DONE IN ACCORDANCE WITH THE CITY WELL ABANDONANCE AS ADMINISTERED BY THE CITY BUILDING OFFICIAL. PERMITS ARE REQUIRED FROM THE SONOMA COUNTY PERMIT & RESOURCE MANAGEMENT DEPARTMENT.

REMOVAL OF ANY PERMANENT STRUCTURE REQUIRES A DEMOLITION PERMIT FROM THE CITY BUILDING DIVISION.

PRIVATE DRAINWAYS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER. ALL PRIVATE DRAINWAYS SHALL BE CONSTRUCTED TO THE CITY COMPLIANCE WITH C.G.C. SPECIAL INSPECTION REQUIREMENTS. ALL COSTS RELATED TO SUCH SPECIAL INSPECTIONS SHALL BE BORNE BY THE OWNER/DEVELOPER.

CONDITIONS OF APPROVAL

THE PROJECT TENTATIVE MAP AND CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL PER THE PLANNING COMMISSION RESOLUTION 11927 AND 11928 ARE A PART OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE CONDITIONS AS RECORDED.

CITY OF SANTA ROSA REQUIRED NOTES

1. A QUALIFIED ARCHAEOLOGIST OR TRIBAL REPRESENTATIVE SHALL BE PRESENT FOR INITIAL GROUND DISTURBING ACTIVITIES.

UTILITY GENERAL NOTES - REFER TO SHT. C18.

ATTERBURY AND ASSOCIATES, INC. GENERAL NOTES

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF ANY CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND REQUIREMENTS FROM THE CITY OF SANTA ROSA AND NOT BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE CITY OF SANTA ROSA. 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.

AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PLANNING AND ECONOMIC DEVELOPMENT AND ENGINEERING DEPARTMENT SERVICES 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.

THE CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR DE-WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS AND THEIR DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA ENVIRONMENTAL COMPLIANCE DIVISION PRIOR TO DISCHARGING GROUNDWATER TO THE SEWER.

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 TALLER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.

TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES UNLESS A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT IS OBTAINED FOR THE STOCKPILE.

RAN 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.

CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.

IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL STATE REGIONAL WATER QUALITY CONTROL BOARD (NCGWQCB) HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.

ALL TRENCH SPILLS SHALL BE REMOVED AS THEY ARE GENERATED OR DISPOSED OF ON SITE AS REQUIRED BY THE GRADING PERMIT, EXCESS/UNSUITABLE MATERIAL DISPOSED OF ON SITE SECURELY IN A PROTECTED AREA. ALL SPILLS SHALL BE REPORTED TO THE CITY ENGINEER 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 UTILITIES SHALL BE COORDINATED AND INSTALLED AT THE SAME TIME.

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 THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIREMENTS.

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 THE 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.

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 THE 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.

UNDERGROUND FACILITIES NOT SHOWN ON THESE DRAWINGS SUCH AS PGE#, TELEPHONE, TV, IRRIGATION, ETC. SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.

CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (CURB TAGS, IRON PIPS, 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 RE-ESTABLISHED. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 FEET WORKING SPACE AROUND ALL EXISTING SURVEY MONUMENTS PRIOR TO DISTURBANCE OR RELOCATION. CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR PRIOR TO ANY MONUMENT RELOCATION. LETTER FROM THE ENGINEER/SURVEYOR STATING THAT THE EXISTING MONUMENTS HAVE BEEN IDENTIFIED AND LOCATED PRIOR TO REMOVAL.

CONSTRUCTION HOURS SHALL BE LIMITED FROM 7 AM TO 7 PM MON – SAT EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE START UP OF ANY MOTORIZED EQUIPMENT. ALL CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MAINTAINED AND SHALL BE SHUT DOWN WHEN NOT IN USE. (HOURS ARE SUBJECT TO THE CONDITIONS OF APPROVAL)

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 ROUTING TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT AGREE TO A SETTLEMENT, THE CITY MAY DISCRETIONARILY PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.

RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY UPON COMPLETION OF PROJECT AND PRIOR TO FINAL ACCEPTANCE.

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. THE CONTRACTOR SHALL ALSO KEEP TRUCKS, TRAILERS, AND OTHER EQUIPMENT FREE FROM TRASH, RUBBISH AND WASTE MATERIALS OF ANY KIND. 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.

ENSURE THE CONTAMINATION OF SANITATION FACILITIES (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM WATER PUMPAGE 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.

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.

ESTABLISH AND MAINTAIN EFFECTIVE SITE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO PREVENT EROSION AND SEDIMENTATION. 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).

PLACE EQUIPMENT OR VEHICLES, WHICH ARE BEING FUELED, MAINTAINED AND STORED, IN A DESIGNATED AREA FILLED WITH APPROPRIATE BMPs.

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.

THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL APPLICABLE BMPs LISTED IN THE EROSION CONTROL AND /OR STORM WATER POLLUTION PREVENTION PLAN.

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.

ALL GANG MAIL BOXES SHALL BE INSTALLED BEHIND THE SIDEWALK AND OUT OF THE RIGHT-OF-WAY.

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.

MAIL BOXES CONFORMING TO CITY STANDARD 271 MAY BE INSTALLED IN THE RIGHT-OF-WAY. THE CHOICE TO USE A CITY STANDARD 271 OR A GANG MAIL BOX WILL BE AT THE DISCRETION OF THE DEVELOPER.

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 FIELDMADE, LABORATORY-COMPACTED SPECIMENS AND TESTED FOR TSR. ASPHALT CONCRETE WITH A TSR LESS THAN 70 SHALL BE REMEDIATED AS REQUIRED BY THE CITY ENGINEER.

PERMANENT MONUMENTS AS SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE STANDARD PLANS AFTER COMPLETION OF THE STREET IMPROVEMENTS AND STAKED IN THE FIELD BY THE ENGINEER OR SURVEYOR.

ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR CONDUIT PERMANENT WELLS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 9771.

THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE APPROVAL OF MAILBOX LOCATIONS BY THE LOCAL BRANCH OF THE UNITED STATES POSTAL SERVICE.

IN THE EVENT THAT ANY REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED DURING PROJECT-RELATED ACTIVITIES, WORK IN THE IMMEDIATE VICINITY OF THE FINDS SHALL HALT AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT SUPERINTENDENT AND THE CITY OF SANTA ROSA ARCHAEOLOGIST. WORK SHALL NOT RESUME UNTIL A QUALIFIED ARCHAEOLOGIST OR HISTORIC ARCHAEOLOGIST, AS APPROPRIATE, APPROVED BY THE CITY OF SANTA ROSA HAS EVALUATED THE SITUATION AND MADE RECOMMENDATIONS FOR THE PROTECTION OF THE REMAINS. WHEN THE CONTRACTOR MUST ALSO CONTACT THE COUNTY BURIAL REMAINS ARE ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE COUNTY CORONER.

SEWER AND/OR WATER CONNECTIONS TO EXISTING RESIDENCES REQUIRE A PLUMBING PERMIT FROM THE CITY BUILDING DIVISION.

ANY ONSITE DRAINAGE SYSTEMS PROPOSED FOR CUSTOM LOTS SHALL BE SHOWN ON THE SITE PLAN SUBMITTED FOR REVIEW WITH THE LOTS BUILDING PERMIT APPLICATION.

A QUALIFIED ARCHAEOLOGIST OR TRIBAL REPRESENTATIVE SHALL BE PRESENT FOR INITIAL GROUND DISTURBING ACTIVITIES.

MICRO-DEVAL (ASTM D6928-10)2	IRRESILIENCE RATIO- TSR (ASTM D2870)**
516.0%	NOTE REQUIRED
16.1-18.0%	TO (MINIMUM)
18.1-21.0%	80 (MINIMUM)

*ASPHALT CONCRETE WITH A MICRO-DEVAL LOSS GREATER THAN 21.0% SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. IN ADDITION, NO SINGLE SOURCE OF ASPHALT CONCRETE AGGREGATE SHALL HAVE A MICRO-DEVAL LOSS GREATER THAN 21.0%.

**STR TESTING SHALL BE PERFORMED ON RECOMPACTED ASPHALT CONCRETE (PER ASTM D2970) OBTAINED FROM FIELD CORES AND TESTED WITHIN 30 DAYS OF ASPHALT CONCRETE PLACEMENT. SAMPLES AS FOLLOWS: SHALL INCLUDE 1 UNCONDITIONED SAMPLE, AND 2 CONDITIONED SAMPLES AS FOLLOWS:

A) 20.0 HOUR ADHESION CYCLE @ 60°C

B) 3500 CYCLES @ 40 PSI AND 60°C

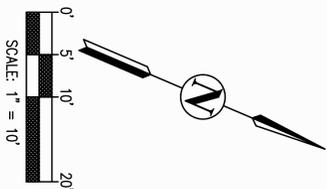
REVISION	DESCRIPTION	BY	DATE

Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134; Fax: (707) 433-0136

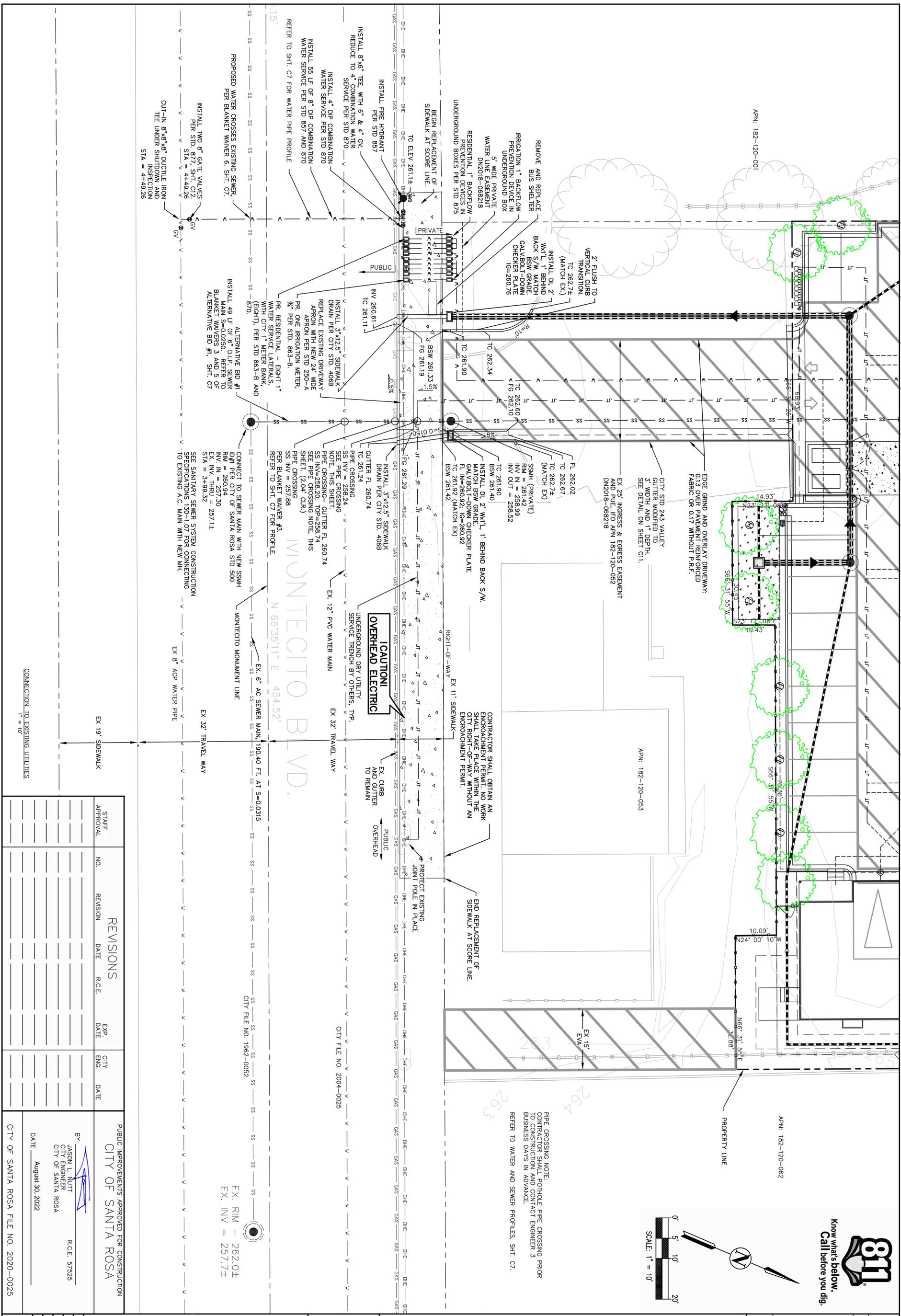
CONSTRUCTION NOTES

MONTECITO TOWNHOMES
6521 MONTECITO BLVD
SANTA ROSA, CA 95409

Date:	07/16/2022
Scale:	NO SCALE
Drawn:	TA
APP:	182-120-052
Date:	17-03
Sheet:	C2
	2 of 15



PIPE CROSSING NOTE:
 CONTRACTOR SHALL POTHOLE PIPE CROSSING PRIOR TO CONSTRUCTION AND CONTACT ENGINEER 3 BUSINESS DAYS IN ADVANCE.
 REFER TO WATER AND SEWER PROFILES, SHIT. C7.



REVISION	DESCRIPTION	BY	DATE

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

OFFSITE IMPROVEMENT PLAN
 MONTECITO TOWNHOMES
 6521 MONTECITO BLVD
 SANTA ROSA, CA 95409

Date:	07/16/2022
Scale:	1"=10'
Drawn:	TA
APN:	182-120-052
Job:	17-03
Sheet:	C5

REVISIONS				
NO.	REVISION	DATE	R.C.E.	EXP. DATE

STAFF APPROVAL

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



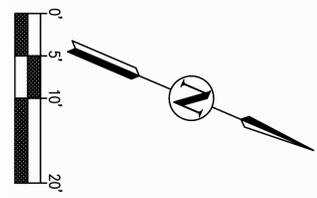
REVISION	DESCRIPTION	BY	DATE

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



EROSION CONTROL PLAN
 MONTECITO TOWNHOMES
 6521 MONTECITO BLVD
 SANTA ROSA, CA 95409

Date: 07/16/2022
 Scale: 1" = 10'
 Drawn: TA
 APN: 182-120-052
 Job: 17-03
 Sheet: C8
 8 of 15

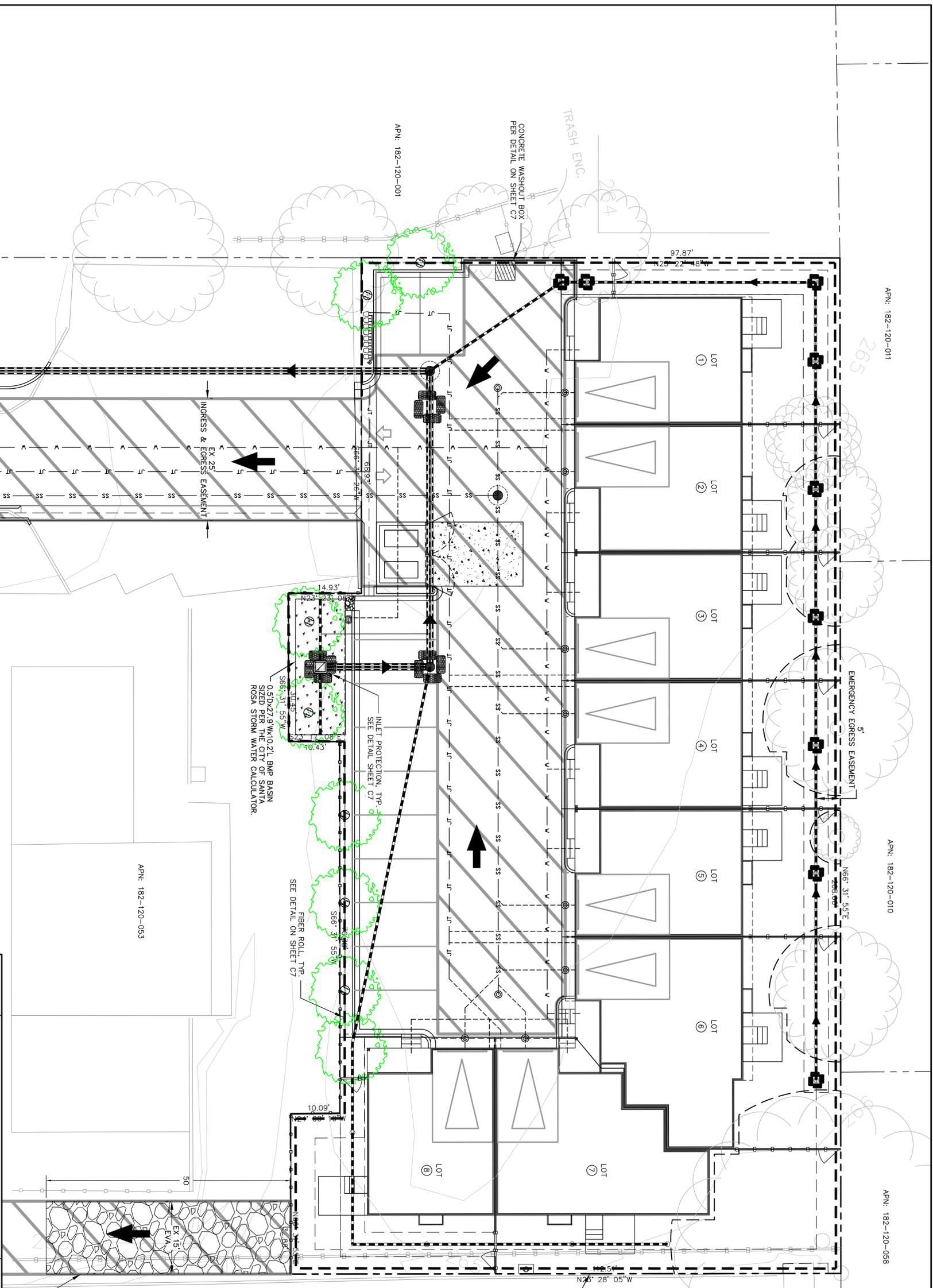


LEGEND

- CONCRETE WASHOUT
- STABILIZED CONSTRUCTION
- ENTRANCE
- FIBER ROLLS
- INLET PROTECTION

EROSION CONTROL MANAGER TO MARK THE LOCATIONS OF:

- MATERIAL AND EQUIPMENT STORAGE AREA
- VEHICLE MAINTENANCE AND FUELING AREA
- SANITARY FACILITY AND/OR SITE TRAILER



REVISIONS				STAFF APPROVAL		
NO.	REVISION	DATE	R.C.E.	EXP. DATE	CITY ENG.	DATE

CAUTION! OVERHEAD ELECTRIC

CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT. NO WORK SHALL TAKE PLACE WITHIN THE CITY RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

RIGHT-OF-WAY

MONTECITO BLVD

APN: 182-120-001

APN: 182-120-053

APN: 182-120-062

APN: 182-120-058

APN: 182-120-010

APN: 182-120-011

REVISION	DESCRIPTION	BY	DATE

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

DETAILS

MONTECITO TOWNHOMES
6521 MONTECITO BLVD
SANTA ROSA, CA 95409

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

CITY OF SANTA ROSA
NEW STREET UNDER CONSTRUCTION
CONSTRUCTION TRENCH DETAIL

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

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 to 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 vibratory 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.

CITY OF SANTA ROSA
TRENCH BACKFILL AND PIPE BEDDING DETAIL

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

TRENCH WIDTH FOR HOPE PIPE

Inside Diameter (Trench)	Outside Diameter (Pipe)
18"	48"
24"	54"
30"	60"
36"	72"

Notes:

- Positive compaction 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 HOPE pipe trench widths.

CITY OF SANTA ROSA
NARROW TRENCH AND SMALL HOLE DETAIL

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

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, see Street backfill and surfacing detail (Sheet 1).

CITY OF SANTA ROSA
BACKFILL AND SURFACING

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

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 95% RC (Relative Compaction), or 6" thick ACB (Asphalt Concrete Base) or 9% 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 line slope, or 6" gutter, to curb, on the pavement surface if the street feature is within 3 feet of the final saw cut.
- Full back coat coverage on all vertical surfaces.

CITY OF SANTA ROSA
CURB AND GUTTER

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

Notes:

- DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.
- ALL CONCRETE SHALL BE CLASS "A" P.C.C.

CITY OF SANTA ROSA
REPLACEMENT OF EXISTING SIDEWALK

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

Notes:

- JOINTS AND SCORING PER STD.-235.
- ALL CONCRETE SHALL BE CLASS A P.C.C.
- FOR FINISH AND AREA.
- SIDEWALK WIDTH OR WIDTH AT CURB OR WIDEN AT CURB SHALL BE SHOWN IN CITY STD.-231.
- DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.

CITY OF SANTA ROSA
CONTROL DENSITY FILL

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

Control Density Fill (CDF) shall be a mixture of Portland cement, sand and 1" maximum 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 asphaltic material.

Materials 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 contain a minimum of 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.

Moisture Properties
Compressive Strength 75-200 psi @ 28 days
Shrink 3-9 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.

Finishing
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 paving without displacement, vertically or horizontally of the control density fill under the action of construction equipment. The contractor shall be considered as responsible for the control density fill does not meet this requirement. The contractor shall be considered as responsible for the control density fill is ready to be paved.

CITY OF SANTA ROSA
TRENCH DETAIL

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

MATERIAL SPECIFICATIONS

DRAIN ROCK may be used as bedding under pipe for slopes less than 8%. DRAIN ROCK shall be 100% crushed and shall conform to the following gradings:

1-1/2"	1/2"	#4
95-100	0-30	0-4

PIPE BEDDING and TRENCH BACKFILL shall be free of asphaltic material.

PIPE BEDDING for slopes less than or equal to 8% shall have a minimum sand equivalent value of 30 and shall conform to the following gradings:

3/4"	#4	#200
90-100	65-100	0-15

PIPE BEDDING for slopes greater than 8% shall have a minimum sand equivalent of 30 and shall conform to the following gradings:

1"	#4	#200
90-100	65-100	0-15

TRENCH BACKFILL shall conform to the following gradings and have a minimum sand equivalent value of 25 when mechanically compacted, or a minimum sand equivalent value of 40 when jetted:

3"	#4	#200
100	40-100	0-15

AGGREGATE BASE shall conform to the requirements of Section 26 of the Standard Specifications of the City of Santa Rosa, aggregate base, Asphalt concrete shall conform to the requirements of Section 39 of the Standard Specifications of the City of Santa Rosa.

COMPACTION REQUIREMENTS (as shown on pages 1 - 3 and in the following modifications)

DRAIN ROCK shall be consolidated with a surface vibrator.

PIPE BEDDING material used to grade the trench shall be consolidated with a surface vibrator when it is placed over drain rock or when depth is greater than 6".

TRENCH BACKFILL may be compacted by jetting in lifts not greater than 10 feet when soil conditions permit water to drain quickly, as determined by the City Engineer. Jetting will not be permitted within 2 feet of finished grade. When compaction is obtained by jetting, the upper surface of the trench backfill shall be considered as compacted. The construction equipment, or other backfilling method, shall be considered as compacted prior to placing base rock or subgrade material over the trench.

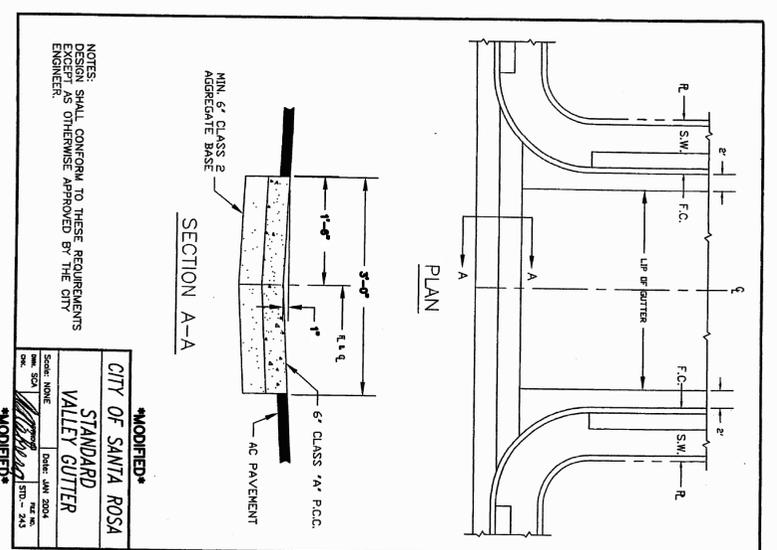
REVISIONS

NO.	REVISION	DATE	R.C.E.	EXP. DATE	CITY ENG.	DATE

PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION
CITY OF SANTA ROSA

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

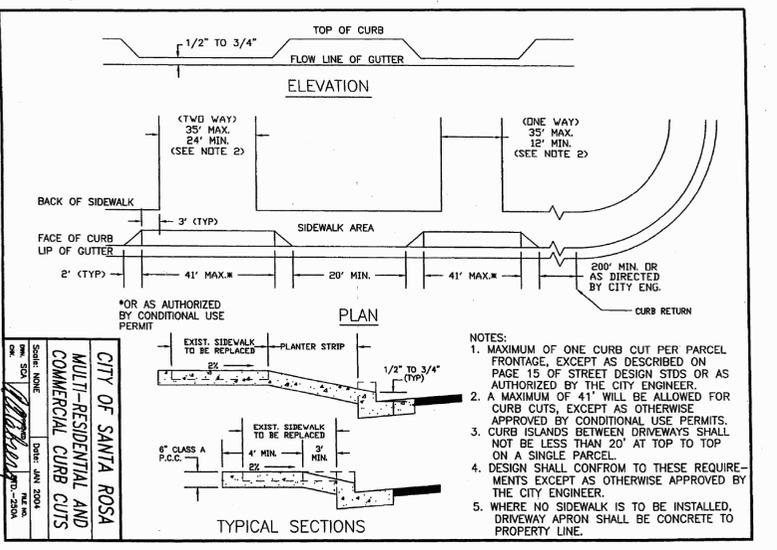
DATE: August 30, 2022
CITY OF SANTA ROSA FILE NO. 2020-0025



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

CITY OF SANTA ROSA
STANDARD
VALLEY GUTTER

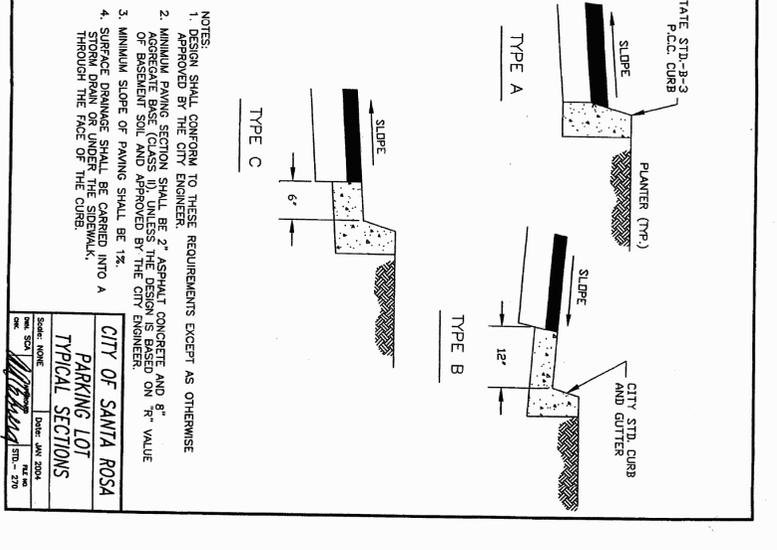
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Date: JAN 2004
Sheet: 517



NOTES:
1. MAXIMUM OF ONE CURB CUT PER PARCEL FRONTAGE, EXCEPT AS DESCRIBED ON PAGE 15 OF STREET DESIGN STDs OR AS AUTHORIZED BY THE CITY ENGINEER.
2. A MAXIMUM OF 41' WILL BE ALLOWED FOR CURB CUTS, EXCEPT AS OTHERWISE APPROVED BY CONDITIONAL USE PERMITS.
3. CURB ISLANDS BETWEEN DRIVEWAYS SHALL NOT BE LESS THAN 20' AT TOP TO TOP ON A SINGLE PARCEL.
4. DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. WHERE NO SIDEWALK IS TO BE INSTALLED, DRIVEWAY ASPHALT SHALL BE CONCRETE TO PROPERTY LINE.

CITY OF SANTA ROSA
MULTI-RESIDENTIAL AND COMMERCIAL CURB CUTS

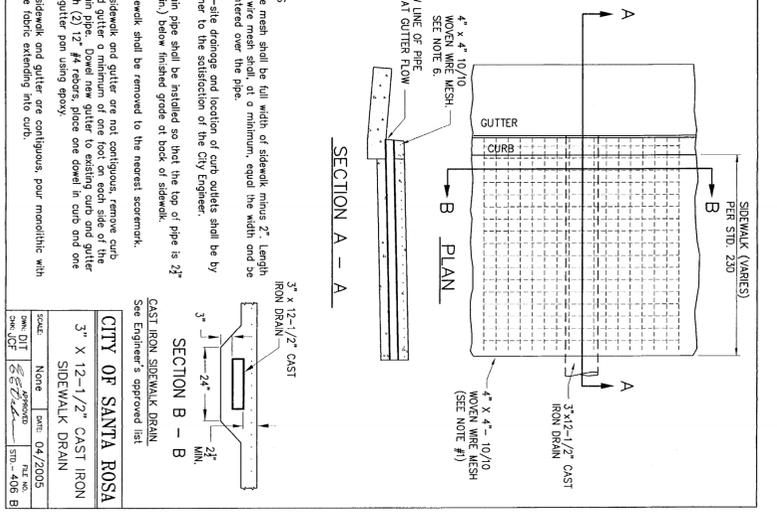
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Date: JAN 2004
Sheet: 518



NOTES:
1. DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. MINIMUM PAVING SECTION SHALL BE 2\"/>

CITY OF SANTA ROSA
PARKING LOT TYPICAL SECTIONS

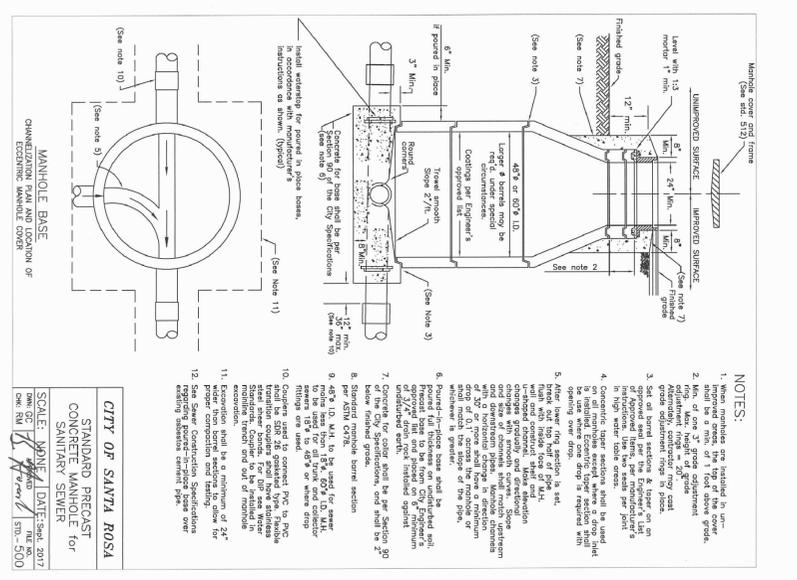
Scale: NONE
Date: JAN 2004
Sheet: 519



NOTES:
1. Wire mesh shall be full width of sidewalk minus 2\"/>

CITY OF SANTA ROSA
3\"/>

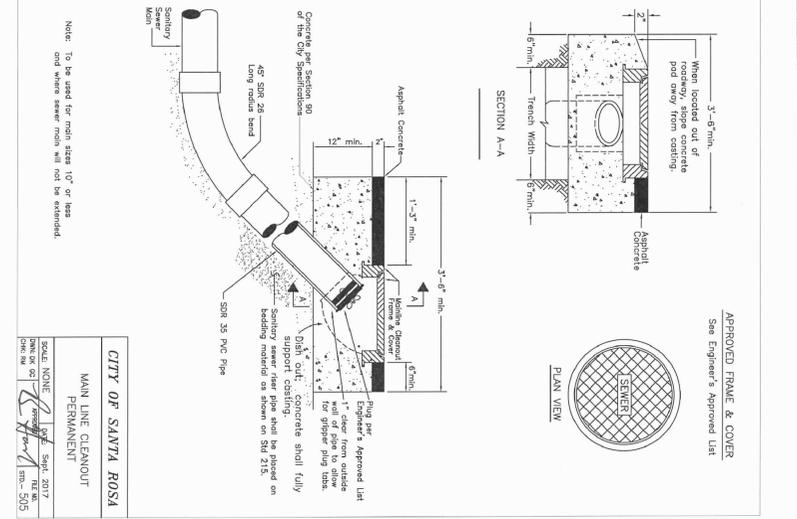
Scale: NONE
Date: 04/2005
Sheet: 517



NOTES:
1. When manholes are installed in unimproved areas, the manhole shall be a min. of 1 foot above grade.
2. The height of the manhole shall be a min. of 1 foot above grade.
3. The manhole shall be a min. of 1 foot above grade.
4. The manhole shall be a min. of 1 foot above grade.
5. The manhole shall be a min. of 1 foot above grade.
6. The manhole shall be a min. of 1 foot above grade.
7. The manhole shall be a min. of 1 foot above grade.
8. The manhole shall be a min. of 1 foot above grade.
9. The manhole shall be a min. of 1 foot above grade.
10. The manhole shall be a min. of 1 foot above grade.
11. The manhole shall be a min. of 1 foot above grade.
12. The manhole shall be a min. of 1 foot above grade.
13. The manhole shall be a min. of 1 foot above grade.

CITY OF SANTA ROSA
STANDARD PRECAST
SANITARY SEWER

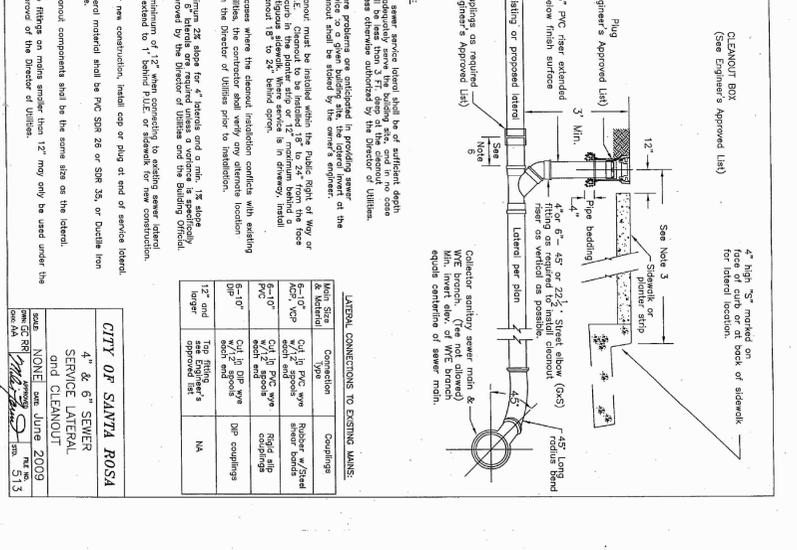
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Date: JAN 2004
Sheet: 500



NOTES:
1. To be used for main sizes 10\"/>

CITY OF SANTA ROSA
MAIN LINE CLEANOUT
SANITARY SEWER

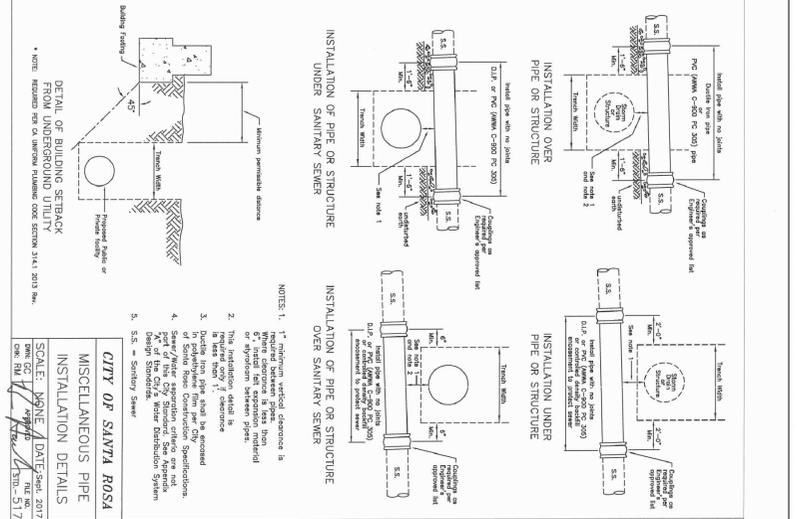
Scale: NONE
Date: JAN 2004
Sheet: 505



NOTES:
1. The sewer service lateral shall be of sufficient depth to adequately serve the building, etc., and in no case shall be less than 12\"/>

CITY OF SANTA ROSA
4\"/>

Scale: NONE
Date: JUNE 2009
Sheet: 513



NOTES:
1. Minimum vertical clearance is required between structures.
2. Minimum vertical clearance is required between structures.
3. Minimum vertical clearance is required between structures.
4. Minimum vertical clearance is required between structures.
5. Minimum vertical clearance is required between structures.

CITY OF SANTA ROSA
MISCELLANEOUS PIPE
INSTALLATION DETAILS

Scale: NONE
Date: JAN 2004
Sheet: 517

DETAILS

MONTECITO TOWNHOMES
6521 MONTECITO BLVD
SANTA ROSA, CA 95409

07/16/2022

Atterbury & Associates, Inc.
Civil Engineering - Land Planning

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

REVISION	DESCRIPTION	BY	DATE

DATE: 07/16/2022
SCALE: AS SHOWN
DRAWN: TA
APPN: 182-120-052
DATE: 17-03

BY: JASON L. NUTT
CITY ENGINEER
CITY OF SANTA ROSA

R.C.E. 57525

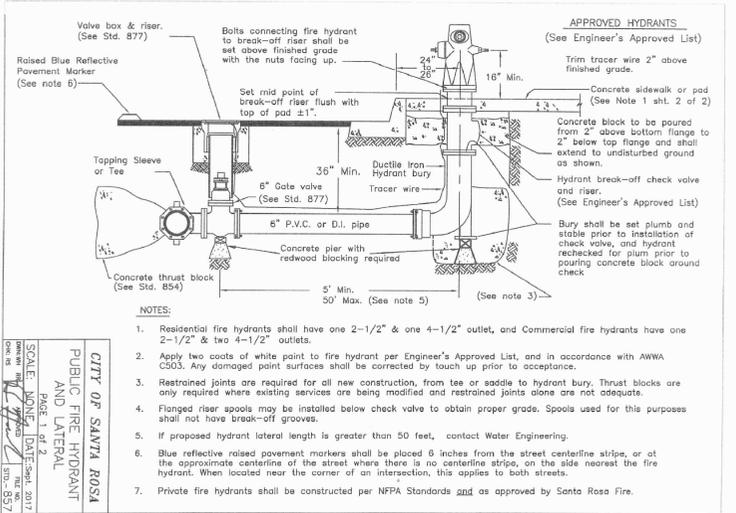
PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION
CITY OF SANTA ROSA

DATE: August 30, 2022

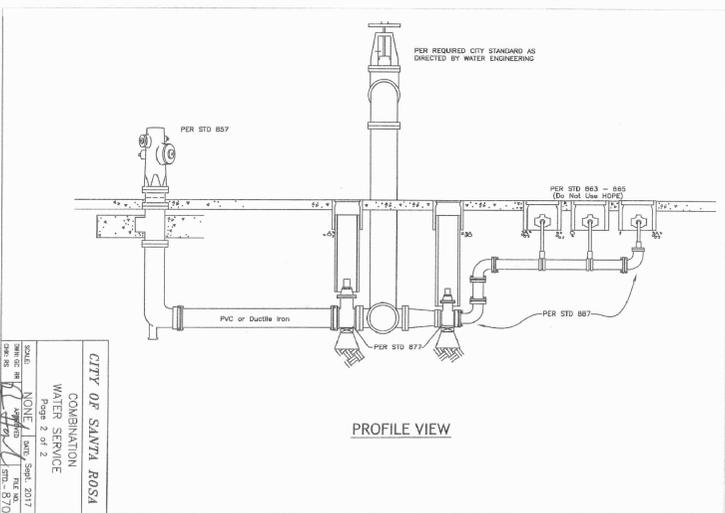
CITY OF SANTA ROSA FILE NO. 2020-0025

Sheet: C11
11 of 15

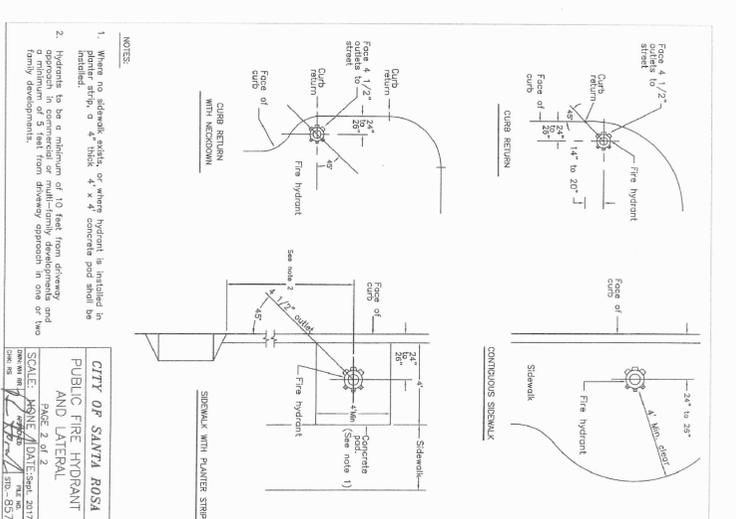
L:\17-03\MPs\17-03 Improvement Plans.dwg 7/16/2022 10:52am



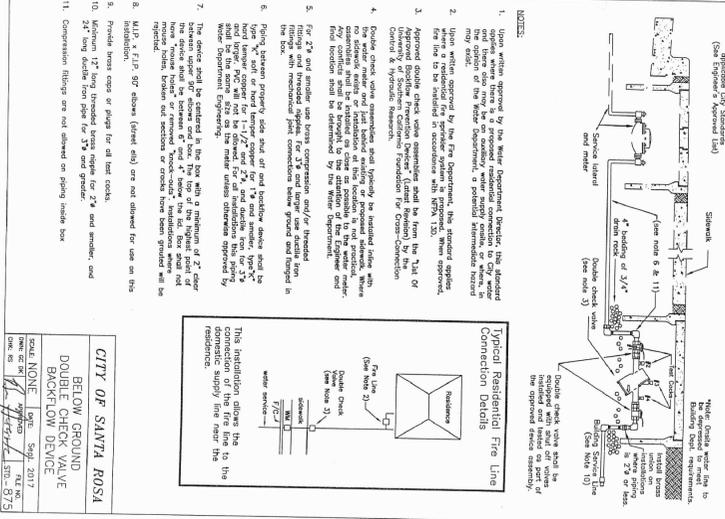
CITY OF SANTA ROSA
PUBLIC FIRE HYDRANT
AND LATERAL
 PAGE 1 OF 2
 SCALE: NONE DATE: Sept. 2017
 SHEET NO. 570-557



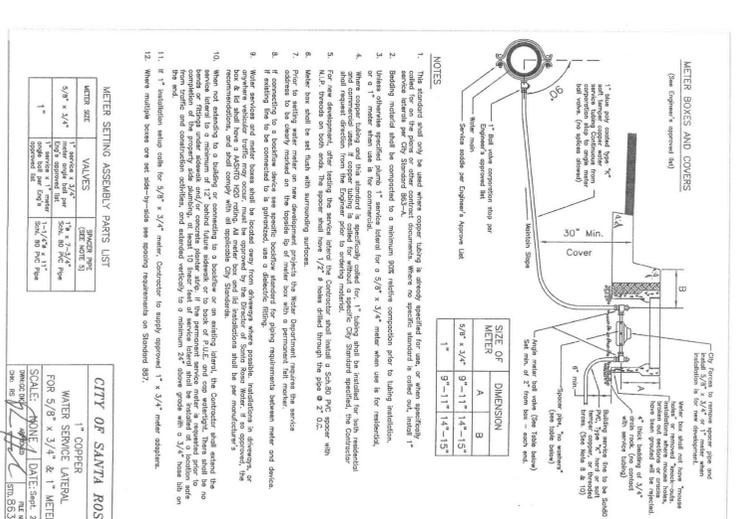
CITY OF SANTA ROSA
COMBINATION
WATER SERVICE
 PAGE 2 OF 2
 SCALE: NONE DATE: Sept. 2017
 SHEET NO. 570-570



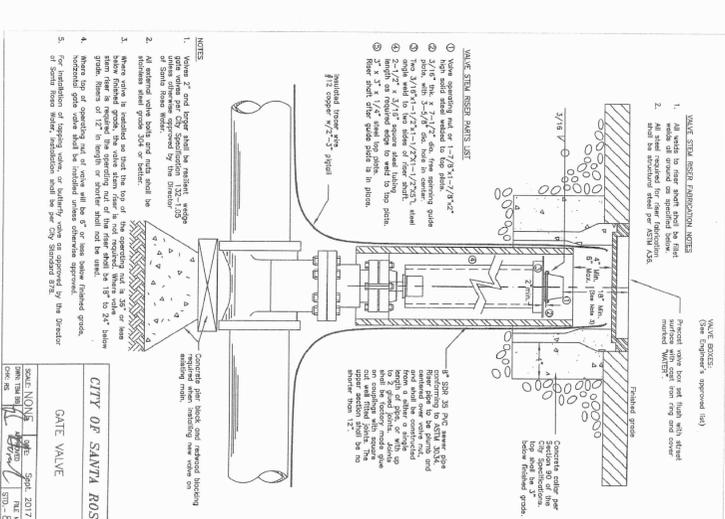
CITY OF SANTA ROSA
PUBLIC FIRE HYDRANT
AND LATERAL
 PAGE 2 OF 2
 SCALE: NONE DATE: Sept. 2017
 SHEET NO. 570-557



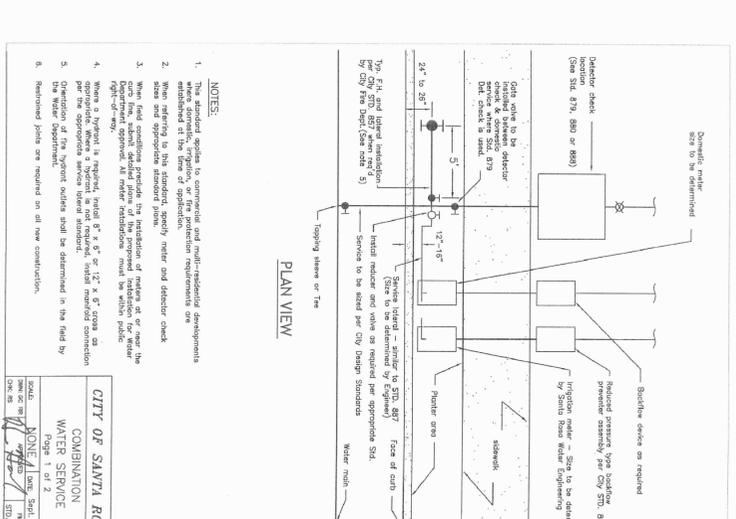
CITY OF SANTA ROSA
DOUBLE CHECK VALVE
BACKFLOW DEVICE
 SCALE: NONE DATE: Sept. 2017
 SHEET NO. 570-575



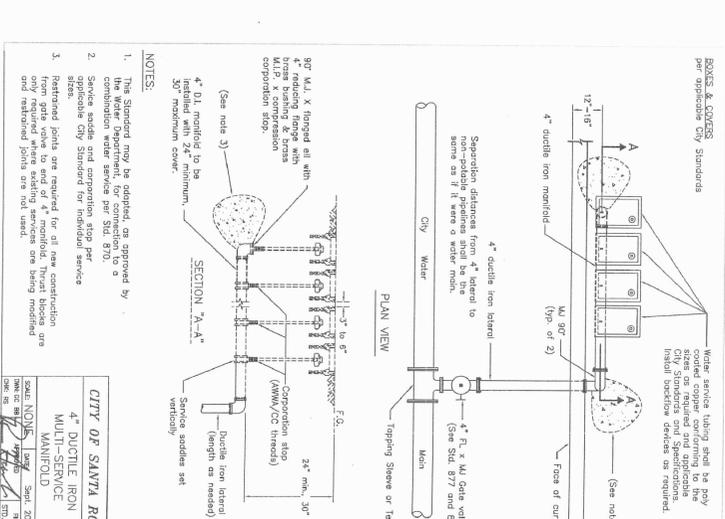
CITY OF SANTA ROSA
WATER SERVICE
FOR 3/4" x 3/4" & 1" METERS
 SCALE: NONE DATE: Sept. 2017
 SHEET NO. 570-552-B



CITY OF SANTA ROSA
GATE VALVE
 SCALE: NONE DATE: Sept. 2017
 SHEET NO. 570-577



CITY OF SANTA ROSA
COMBINATION
WATER SERVICE
 PAGE 1 OF 2
 SCALE: NONE DATE: Sept. 2017
 SHEET NO. 570-570



CITY OF SANTA ROSA
4" DUCTILE IRON
MULTI-SERVICE
MANHOLE
 SCALE: NONE DATE: Sept. 2017
 SHEET NO. 570-587

STAFF APPROVAL	NO.	REVISION	DATE	R.C.E.	EXP. DATE	CITY ENG.	DATE

REVISIONS

BY: JASON L. NUTT
 CITY ENGINEER
 CITY OF SANTA ROSA

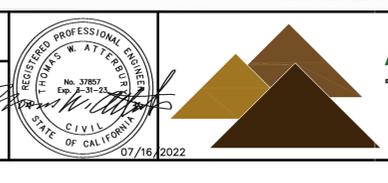
R.C.E. 57525

DATE: August 30, 2022

CITY OF SANTA ROSA FILE NO. 2020-0025

DETAILS

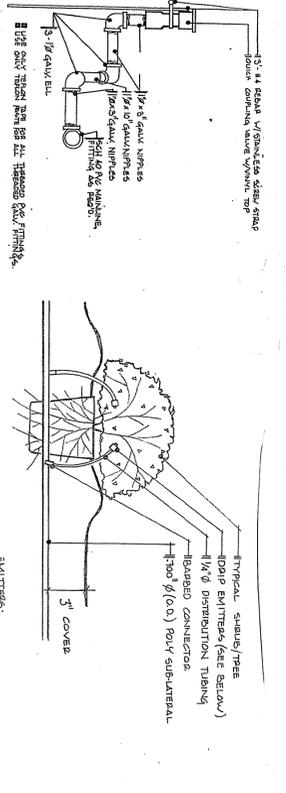
MONTECITO TOWNHOMES
 6521 MONTECITO BLVD
 SANTA ROSA, CA 95409



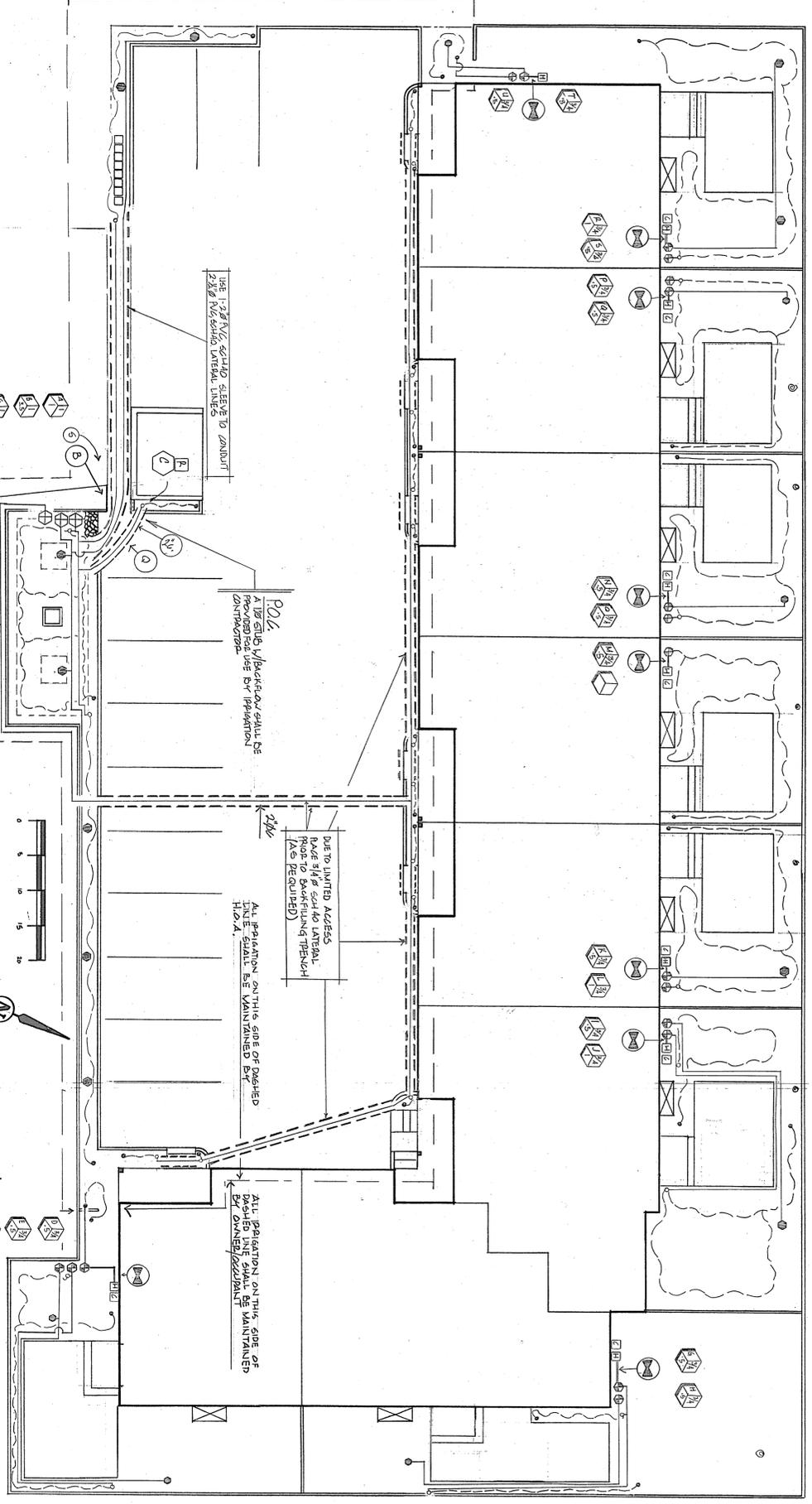
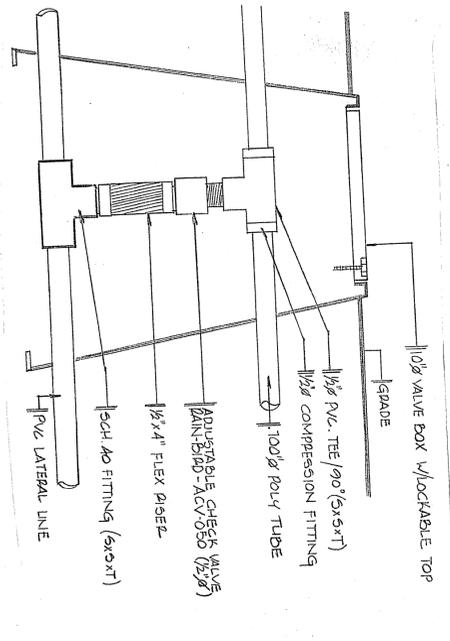
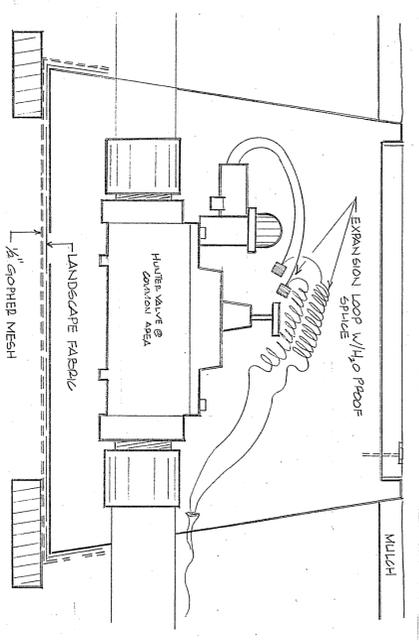
Atterbury & Associates, Inc.
 Civil Engineering - Land Planning

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

REVISION	DESCRIPTION	BY	DATE



- EMITTERS:
- RADE 2/32" EMITTERS PER GROUND COVER
 - RADE 1/8" EMITTERS PER GROUND COVER
 - RADE 1/4" EMITTERS PER GROUND COVER
 - RADE 1/2" EMITTERS PER GROUND COVER
 - RADE 3/4" EMITTERS PER GROUND COVER
 - RADE 1" EMITTERS PER GROUND COVER
 - RADE 1 1/4" EMITTERS PER GROUND COVER
 - RADE 1 1/2" EMITTERS PER GROUND COVER
 - RADE 2" EMITTERS PER GROUND COVER
 - RADE 3" EMITTERS PER GROUND COVER
 - RADE 4" EMITTERS PER GROUND COVER
 - RADE 6" EMITTERS PER GROUND COVER
 - RADE 8" EMITTERS PER GROUND COVER
 - RADE 10" EMITTERS PER GROUND COVER
 - RADE 12" EMITTERS PER GROUND COVER
 - RADE 15" EMITTERS PER GROUND COVER
 - RADE 20" EMITTERS PER GROUND COVER
 - RADE 25" EMITTERS PER GROUND COVER
 - RADE 30" EMITTERS PER GROUND COVER
 - RADE 36" EMITTERS PER GROUND COVER
 - RADE 42" EMITTERS PER GROUND COVER
 - RADE 48" EMITTERS PER GROUND COVER
 - RADE 54" EMITTERS PER GROUND COVER
 - RADE 60" EMITTERS PER GROUND COVER
 - RADE 66" EMITTERS PER GROUND COVER
 - RADE 72" EMITTERS PER GROUND COVER
 - RADE 78" EMITTERS PER GROUND COVER
 - RADE 84" EMITTERS PER GROUND COVER
 - RADE 90" EMITTERS PER GROUND COVER
 - RADE 96" EMITTERS PER GROUND COVER
 - RADE 102" EMITTERS PER GROUND COVER
 - RADE 108" EMITTERS PER GROUND COVER
 - RADE 114" EMITTERS PER GROUND COVER
 - RADE 120" EMITTERS PER GROUND COVER



Appendix A
Maximum Applied Water Allowance

The following calculation will help you determine your site specific water budget and establish a planting and lawn plan that will allow you to meet your water budget. Use the following table to help you determine your site specific water budget. Use as many values as necessary to provide the square footage of landscape area per hydrozone.

Hydrozone	Zone or Valve	Irrigation Method	Area (Sq. Ft.)	% of Landscape Area
1	A	Drip	2,000	35%
2	B	Ribbon E.P.	21,500	37%
3	C	Drip	1,000	2%
4	D	Drip	1,000	2%
5	E	Bubble E.P.	3,000	5%
6	F	Drip	1,000	2%
7	G	Bubble E.P.	1,000	2%
8	H	Drip	1,000	2%
9	I	Bubble E.P.	1,000	2%
10	J	Drip	1,000	2%
11	K	Bubble E.P.	1,000	2%
12	L	Drip	1,000	2%
13	M	Bubble E.P.	1,000	2%
14	N	Drip	1,000	2%
15	O	Bubble E.P.	1,000	2%
16	P	Drip	1,000	2%
17	Q	Bubble E.P.	1,000	2%
18	R	Drip	1,000	2%
19	S	Bubble E.P.	1,000	2%
20	T	Drip	1,000	2%
21	U	Bubble E.P.	1,000	2%
22	V	Drip	1,000	2%
23	W	Bubble E.P.	1,000	2%
24	X	Drip	1,000	2%
25	Y	Bubble E.P.	1,000	2%
26	Z	Drip	1,000	2%
27	AA	Bubble E.P.	1,000	2%
28	AB	Drip	1,000	2%
29	AC	Bubble E.P.	1,000	2%
30	AD	Drip	1,000	2%
31	AE	Bubble E.P.	1,000	2%
32	AF	Drip	1,000	2%
33	AG	Bubble E.P.	1,000	2%
34	AH	Drip	1,000	2%
35	AI	Bubble E.P.	1,000	2%
36	AJ	Drip	1,000	2%
37	AK	Bubble E.P.	1,000	2%
38	AL	Drip	1,000	2%
39	AM	Bubble E.P.	1,000	2%
40	AN	Drip	1,000	2%
41	AO	Bubble E.P.	1,000	2%
42	AP	Drip	1,000	2%
43	AQ	Bubble E.P.	1,000	2%
44	AR	Drip	1,000	2%
45	AS	Bubble E.P.	1,000	2%
46	AT	Drip	1,000	2%
47	AU	Bubble E.P.	1,000	2%
48	AV	Drip	1,000	2%
49	AW	Bubble E.P.	1,000	2%
50	AX	Drip	1,000	2%
51	AY	Bubble E.P.	1,000	2%
52	AZ	Drip	1,000	2%
53	BA	Bubble E.P.	1,000	2%
54	BB	Drip	1,000	2%
55	BC	Bubble E.P.	1,000	2%
56	BD	Drip	1,000	2%
57	BE	Bubble E.P.	1,000	2%
58	BF	Drip	1,000	2%
59	BG	Bubble E.P.	1,000	2%
60	BH	Drip	1,000	2%
61	BI	Bubble E.P.	1,000	2%
62	BJ	Drip	1,000	2%
63	BK	Bubble E.P.	1,000	2%
64	BL	Drip	1,000	2%
65	BM	Bubble E.P.	1,000	2%
66	BN	Drip	1,000	2%
67	BO	Bubble E.P.	1,000	2%
68	BP	Drip	1,000	2%
69	BQ	Bubble E.P.	1,000	2%
70	BR	Drip	1,000	2%
71	BS	Bubble E.P.	1,000	2%
72	BT	Drip	1,000	2%
73	BU	Bubble E.P.	1,000	2%
74	BV	Drip	1,000	2%
75	BW	Bubble E.P.	1,000	2%
76	BX	Drip	1,000	2%
77	BY	Bubble E.P.	1,000	2%
78	BZ	Drip	1,000	2%
79	CA	Bubble E.P.	1,000	2%
80	CB	Drip	1,000	2%
81	CC	Bubble E.P.	1,000	2%
82	CD	Drip	1,000	2%
83	CE	Bubble E.P.	1,000	2%
84	CF	Drip	1,000	2%
85	CG	Bubble E.P.	1,000	2%
86	CH	Drip	1,000	2%
87	CI	Bubble E.P.	1,000	2%
88	CJ	Drip	1,000	2%
89	CK	Bubble E.P.	1,000	2%
90	CL	Drip	1,000	2%
91	CM	Bubble E.P.	1,000	2%
92	CN	Drip	1,000	2%
93	CO	Bubble E.P.	1,000	2%
94	CP	Drip	1,000	2%
95	CQ	Bubble E.P.	1,000	2%
96	CR	Drip	1,000	2%
97	CS	Bubble E.P.	1,000	2%
98	CT	Drip	1,000	2%
99	CU	Bubble E.P.	1,000	2%
100	CV	Drip	1,000	2%
101	CU	Bubble E.P.	1,000	2%
102	CV	Drip	1,000	2%
103	CU	Bubble E.P.	1,000	2%
104	CV	Drip	1,000	2%
105	CU	Bubble E.P.	1,000	2%
106	CV	Drip	1,000	2%
107	CU	Bubble E.P.	1,000	2%
108	CV	Drip	1,000	2%
109	CU	Bubble E.P.	1,000	2%
110	CV	Drip	1,000	2%
111	CU	Bubble E.P.	1,000	2%
112	CV	Drip	1,000	2%
113	CU	Bubble E.P.	1,000	2%
114	CV	Drip	1,000	2%
115	CU	Bubble E.P.	1,000	2%
116	CV	Drip	1,000	2%
117	CU	Bubble E.P.	1,000	2%
118	CV	Drip	1,000	2%
119	CU	Bubble E.P.	1,000	2%
120	CV	Drip	1,000	2%

Appendix B
Hydrozone Table

The following table will help you determine your site specific water budget and establish a planting and lawn plan that will allow you to meet your water budget. Use the following table to help you determine your site specific water budget. Use as many values as necessary to provide the square footage of landscape area per hydrozone.

Hydrozone	Zone or Valve	Irrigation Method	Area (Sq. Ft.)	% of Landscape Area
1	A	Drip	2,000	35%
2	B	Ribbon E.P.	21,500	37%
3	C	Drip	1,000	2%
4	D	Drip	1,000	2%
5	E	Bubble E.P.	3,000	5%
6	F	Drip	1,000	2%
7	G	Bubble E.P.	1,000	2%
8	H	Drip	1,000	2%
9	I	Bubble E.P.	1,000	2%
10	J	Drip	1,000	2%
11	K	Bubble E.P.	1,000	2%
12	L	Drip	1,000	2%
13	M	Bubble E.P.	1,000	2%
14	N	Drip	1,000	2%
15	O	Bubble E.P.	1,000	2%
16	P	Drip	1,000	2%
17	Q	Bubble E.P.	1,000	2%
18	R	Drip	1,000	2%
19	S	Bubble E.P.	1,000	2%
20	T	Drip	1,000	2%
21	U	Bubble E.P.	1,000	2%
22	V	Drip	1,000	2%
23	W	Bubble E.P.	1,000	2%
24	X	Drip	1,000	2%
25	Y	Bubble E.P.	1,000	2%
26	Z	Drip	1,000	2%
27	AA	Bubble E.P.	1,000	2%
28	AB	Drip	1,000	2%
29	AC	Bubble E.P.	1,000	2%
30	AD	Drip	1,000	2%
31	AE	Bubble E.P.	1,000	2%
32	AF	Drip	1,000	2%
33	AG	Bubble E.P.	1,000	2%
34	AH	Drip	1,000	2%
35	AI	Bubble E.P.	1,000	2%
36	AJ	Drip	1,000	2%
37	AK	Bubble E.P.	1,000	2%
38	AL	Drip	1,000	2%
39	AM	Bubble E.P.	1,000	2%
40	AN	Drip	1,000	2%
41	AO	Bubble E.P.	1,000	2%
42	AP	Drip	1,000	2%
43	AQ	Bubble E.P.	1,000	2%
44	AR	Drip	1,000	2%
45	AS	Bubble E.P.	1,000	2%
46	AT	Drip	1,000	2%
47	AU	Bubble E.P.	1,000	2%
48	AV	Drip	1,000	2%
49	AW	Bubble E.P.	1,000	2%
50	AX	Drip	1,000	2%
51	AY	Bubble E.P.	1,000	2%
52	AZ	Drip	1,000	2%
53	BA	Bubble E.P.	1,000	2%
54	BB	Drip	1,000	2%
55	BC	Bubble E.P.	1,000	2%
56	BD	Drip	1,000	2%
57	BE	Bubble E.P.	1,000	2%
58	BF	Drip	1,000	2%
59	BG	Bubble E.P.	1,000	2%
60	BH	Drip	1,000	2%
61	BI	Bubble E.P.	1,000	2%
62	BJ	Drip	1,000	2%
63	BK	Bubble E.P.	1,000	2%
64	BL	Drip	1,000	2%
65	BM	Bubble E.P.	1,000	2%
66	BN	Drip	1,000	2%
67	BO	Bubble E.P.	1,000	2%
68	BP	Drip	1,000	2%
69	BQ	Bubble E.P.	1,000	2%
70	BR	Drip	1,000	2%
71	BS	Bubble E.P.	1,000	2%
72	BT	Drip	1,000	2%
73	BU	Bubble E.P.	1,000	2%
74	BV	Drip	1,000	2%
75	BW	Bubble E.P.	1,000	2%
76	BX	Drip	1,000	2%
77	BY	Bubble E.P.	1,000	2%
78	BZ	Drip	1,000	2%
79	CA	Bubble E.P.	1,000	2%
80	CB	Drip	1,000	2%
81	CC	Bubble E.P.	1,000	2%
82	CD	Drip	1,000	2%
83	CE	Bubble E.P.	1,000	2%
84	CF	Drip	1,000	2%
85	CG	Bubble E.P.	1,000	2%
86	CH	Drip	1,000	2%
87	CI	Bubble E.P.	1,000	2%
88	CJ	Drip	1,000	2%
89	CK	Bubble E.P.	1,000	2%
90	CL	Drip	1,000	2%
91	CM	Bubble E.P.	1,000	2%
92	CN	Drip	1,000	2%
93	CO	Bubble E.P.	1,000	2%
94	CP	Drip	1,000	2%
95	CQ	Bubble E.P.	1,000	2%
96	CR	Drip	1,000	2%
97	CS	Bubble E.P.	1,000	2%
98	CT	Drip	1,000	2%
99	CU	Bubble E.P.	1,000	2%
100	CV	Drip	1,000	2%
101	CU	Bubble E.P.	1,000	2%
102	CV	Drip	1,000	2%
103	CU	Bubble E.P.	1,000	2%
104	CV	Drip	1,000	2%
105	CU	Bubble E.P.	1,000	2%
106	CV	Drip	1,000	2%
107	CU	Bubble E.P.		