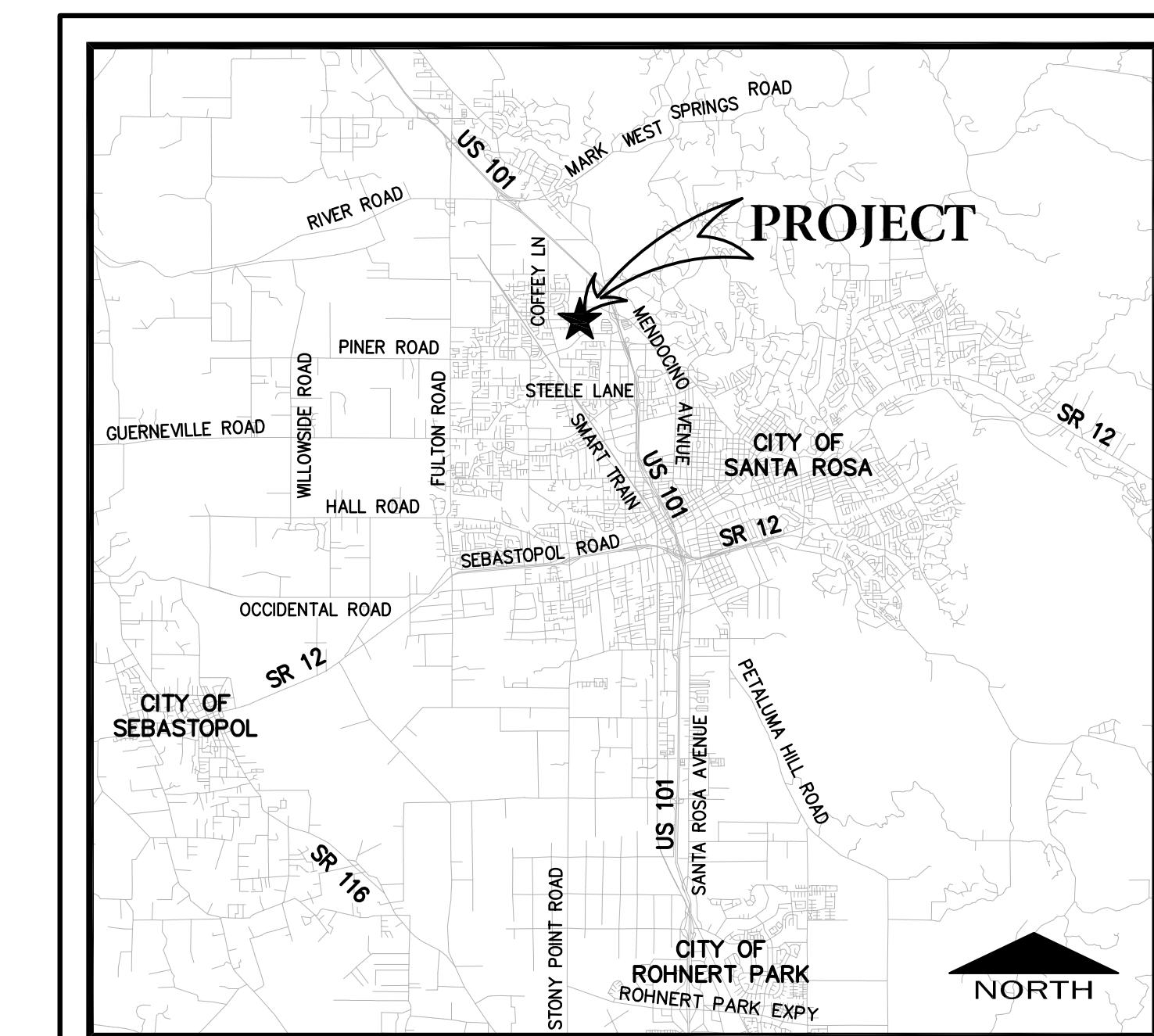


IMPROVEMENT PLANS
**O'ROURKE TESLA
PARKING LOT**

SANTA ROSA
SONOMA COUNTY - CALIFORNIA

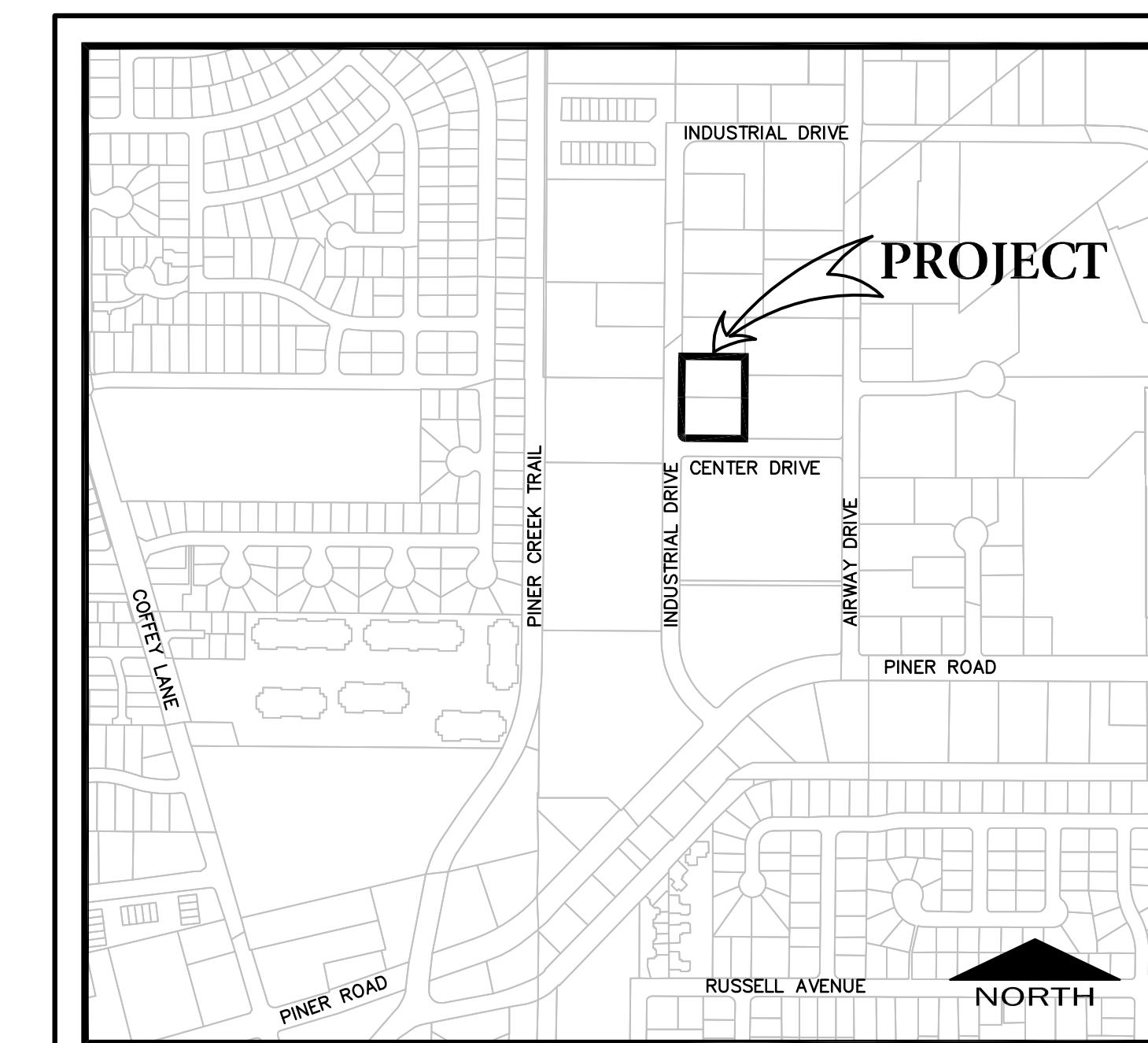
City of Santa Rosa
Planning & Economic
Development Department
October 06, 2023
Received

AUGUST 2023



VICINITY MAP

NOT TO SCALE

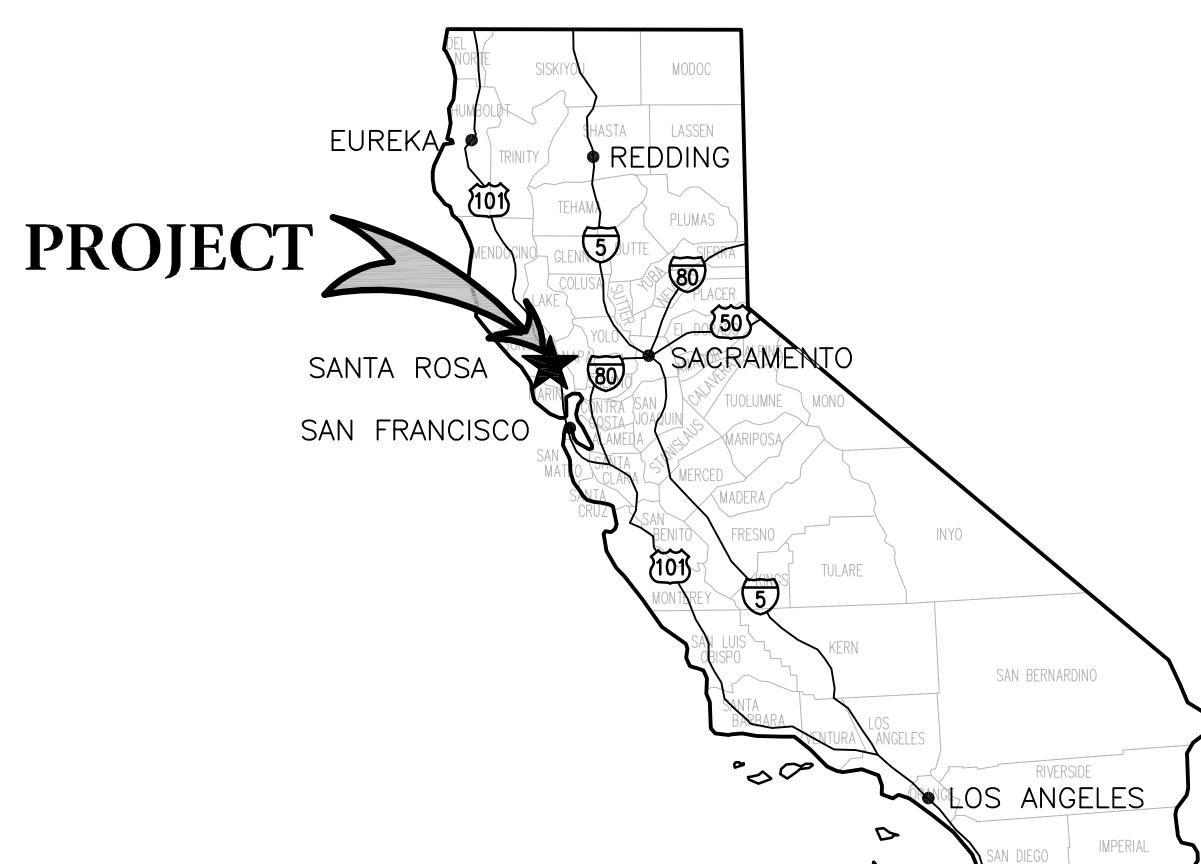
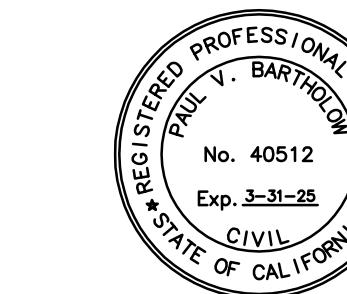


LOCATION MAP

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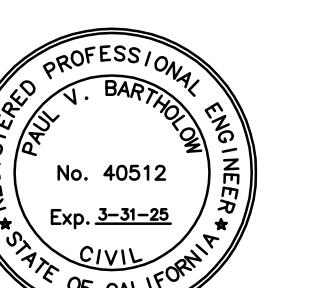
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CALIFORNIA STATE MAP

NOT TO SCALE



ABBREVIATIONS

AB	AGGREGATE BASE	MG	MILLION GALLONS
ABAN	ABANDONED	MH	MANHOLE
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	MIN	MINIMUM
AC	ASPHALT CONCRETE	MISC	MISCELLANEOUS
ACP	ASBESTOS CEMENT PIPE	MJ	MECHANICAL JOINT
AD	ALGEBRAIC DIFFERENCE	MON	MONUMENT
ADA	AMERICANS WITH DISABILITIES ACT	MSL	MEAN SEA LEVEL
ADPT	ADAPTER	N	NORTH
AGG	AGGREGATE	NG	NATURAL GROUND
ALUM	ALUMINUM	NO.	NUMBER
ANG	ANGLE	NA	NOT APPLICABLE
AP	ANGLE POINT	NIC	NOT IN CONTRACT
APN	ASSESSORS PARCEL NUMBER	NPT	NATIONAL PIPE THREAD
APPROX	APPROXIMATE	OC	ON CENTER
ARV	AIR RELEASE VALVE	OD	OUTSIDE DIAMETER
AVE	AVENUE	OH	OVERHEAD
AVG	AVERAGE	OZ	OUNCE
BC	BEGIN HORIZONTAL CURVE	PA	PLANTER AREA
BFP	BACKFLOW PREVENTER	PB	PULL BOX
BLDG	BUILDING	PC	POINT OF CURVATURE
BLVD	BOULEVARD	PCC	POINT OF COMPOUND CURVATURE
BM	BENCHMARK	PCC	PORTLAND CEMENT CONCRETE
BO	BLOWOFF	PD	PLANTER DRAIN
BOC	BACK OF CURB	PE	PLAIN END
BV	BUTTERFLY VALVE	PEC	PHOTOELECTRIC CELL
BVC	BEGIN VERTICAL CURVE	PED	PEDESTRIAN
BSW	BACK OF SIDEWALK	PG	PAD GRADE
BT	BOTTOM OF TAPER	PI	POINT OF INTERSECTION
B&R	BRELJE & RACE	PIV	POST INDICATOR VALVE
C	CONDUIT	P _L	PROPERTY LINE
CAV	COMBINATION AIR AND VACUUM RELEASE VALVE	PN	PAVING NOTCH
CB	CATCH BASIN	POC	POINT OF CONNECTION
CBC	CALIFORNIA BUILDING CODE	POC	POINT ON CURVE
CDF	CONTROLLED DENSITY FILL	POCC	POINT OF COMPOUND CURVE
CHK	CHECK	POS	POINT ON VERTICAL CURVE
CIP	CAST IRON PIPE	POT	PRIVATE OPEN SPACE
CIPP	CAST-IN-PLACE PIPE	PP	POINT ON TANGENT
CL	CENTERLINE	PRC	POWER POLE
CL	CENTERLINE	PRV	POINT OF REVERSE CURVATURE
CL	CLASS	PSD	PRESSURE REDUCING VALVE
CLR	CLEAR	PSI	PERFORATED SUBDRAIN
CMP	CORRUGATED METAL PIPE	PSV	POUND PER SQUARE INCH
CMPA	CORRUGATED METAL PIPE ARCH	PT	PRESSURE SUSTAINING VALVE
CMU	CONCRETE MASONRY UNIT	PT	POINT
CO	CLEANOUT	PUE	POINT OF TANGENCY
COAX	COAXIAL CABLE	PVC	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	PVI	POLYVINYL CHLORIDE
COND	CONDUIT	PVMT	POINT OF VERTICAL INTERSECTION
CONST	CONSTRUCTION	PWE	PAVEMENT
CONT	CONTINUOUS	R	PUBLIC WATER EASEMENT
COTG	CLEANOUT TO GRADE	RAW	RADIUS
CP	CONTROL POINT	RC	RAW WATER
CPLG	COUPLING	RCB	RELATIVE COMPACTION
CR	CURB RETURN	RCP	REINFORCED CONCRETE BOX
CSP	CORRUGATED STEEL PIPE	RD	REINFORCED CONCRETE PIPE
CT	COURT	RD	ROAD
CTB	CEMENT TREATED BASE	RED	ROOF DRAIN
CTR	CENTER	REF	REDUCER
CY	CUBIC YARD	ROW	REFERENCE
C/C	CENTER TO CENTER	RPBP	RIGHT OF WAY
C&G	CURB AND GUTTER	RPM	REDUCED PRESSURE
DBL	DOUBLE	RSC	BACKFLOW PREVENTER
DCDC	DOUBLE CHECK DETECTOR CHECK	RT	RAISED PAVEMENT MARKER
DCV	DETECTOR CHECK VALVE	RT	REMOTE SUPERVISORY CONTROL
DDC	DOUBLE DETECTOR CHECK	RW	RIGHT
DET	DETECTOR	RWL	RING TIGHT
DH	DETECTOR HANHOLE	R/W	RECYCLED WATER
DI	DROP INLET	S	RAIN WATER LEADER
DIA	DIAMETER	S	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	S.A.D.	SOUTH
DLC	DETECTOR LOOP CONDUIT	SCADA	SLOPE
DR	DRIVE	SCH	SEE ARCHITECTURAL DRAWINGS
DS	DOWNSPOUT	SD	SUPERVISORY CONTROL AND
DS	DOWNSTREAM	SDCB	DATA ACQUISITION
DWG	DRAWING	SDCO	SCHEDULE
DWR	DASHED WHITE PAVEMENT MARKER	SDDI	STORM DRAIN
DWY	DRIVEWAY	SDE	STORM DRAIN CATCH BASIN
DY	DOUBLE YELLOW	SDMH	STORM DRAIN CLEANOUT
DYR	DASHED YELLOW RAISED PAVEMENT MARKER	SE	STORM DRAIN DROP INLET
E	EAST	S.E.D.	STORM DRAIN EASEMENT
EA	EACH	SF	STORM DRAIN MANHOLE
EC	END HORIZONTAL CURVE	SG	SEWER EASEMENT
ECC	ECCENTRIC	SIG	SEE ELECTRICAL DRAWINGS
EFFL	EFFLUENT (SEWER)	SL	SQUARE FEET
EG	EXISTING GROUND	S.L.D.	SUBGRADE
EL	ELEVATION	SOF	SIGNAL
ELEC	ELECTRICAL	SO	STREET LIGHT
ELL	ELBOW	S.P.D.	SEE LANDSCAPE DRAWINGS
EP	EDGE OF PAVEMENT	SPEC	SLIP ON FLANGE
EQ	EQUAL	SQ	SIDE OPENING (SD)
ESMT	EASEMENT	SS	SEE PLUMBING DRAWINGS
EVC	END VERTICAL CURVE	SSM	SPECIFICATION
EW	EACH WAY	SSD	SQUARE
EX	EXISTING	SSCO	STAINLESS STEEL
F	FIRE	S.S.D.	SANITARY SEWER
FA	FIRE ALARM	SSMH	SANITARY SEWER CLEANOUT
FC	FACE OF CURB	ST	SEE STRUCTURAL DRAWINGS
FCA	FLANGED COUPLING ADAPTER	STA	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	STD	STREET
FES	FLARED END SECTION	STL	STATION
FF	FINISHED FLOOR	SVC	STANDARD
FG	FINISHED GRADE	SWE	STEEL
FH	FIRE HYDRANT	SY	SERVICE
F _L	FLOWLINE	SW	SIDEWALK EASEMENT
FL	FLOWLINE	SWL	SIDEWALK
FLG	FLANGE	T	SOLID WHITE LINE
FLSO	FLOWLINE OF SIDE OPENING	TAN	TANGENT
FLEX	FLEXIBLE	TB	TOP OF BOX
FM	FORCE MAIN (PRESSURE)	TBM	TEMPORARY BENCHMARK
FRP	FIBERGLASS REINFORCED PLASTIC	TC	TOP OF CONCRETE
FT	FEET	TC	TOP OF CURB
FTG	FOOTING	TCE	TEMPORARY CONSTRUCTION
GAL	GALLON	TD	EASEMENT
GALV	GALVANIZED	TEL	TOP OF DIKE
GB	GRADE BREAK	TEMP	TELEPHONE
GPM	GALLONS PER MINUTE	TF	TEMPORARY
GRD	GROUND	TG	TOP OF FOUNDATION
GSP	GALVANIZED STEEL PIPE	THD	TOP OF GRATE
GV	GAS VALVE	TP	THREADED
GV	GATE VALVE	TS	TOP OF PIPE
HB	HOSE BIBB	TS	TOP OF SLAB
HB	HEADER BOARD	TT	TRAFFIC SIGNAL
HDG	HOT DIPPED GALVANIZED	TW	TOP OF TAPER
HDPE	HIGH DENSITY POLYETHYLENE	TWLT	TOP OF WALL
HORIZ	HORIZONTAL	UNO	TWO WAY LEFT TURN LANE
HP	HIGH POINT	V	TYPICAL
HPG	HIGH PRESSURE GAS	VC	UTILITY CHASE
HPS	HIGH PRESSURE SODIUM	VCP	UNDER FLOOR FINISHED GRADE
HT	HEIGHT	VERT	UNDERGROUND
HWY	HIGHWAY	VG	UNLESS NOTED OTHERWISE
IC	INTERCONNECT	VLT	VOLT
ICV	IRRIGATION CONTROL VALVE	W	VERTICAL CURVE
ID	INSIDE DIAMETER	W _{BD}	VITRIFIED CLAY PIPE
INV	INVERT	WM	VERTICAL
IP	IRON PIPE	WS	VALLEY GUTTER
IPS	IRON PIPE SIZE	W _{LT}	VAULT
IRR	IRRIGATION	W _V	WEST
ISA	INTERNATIONAL SYMBOL	W _W	WATER
JB	OF ACCESSIBILITY	W _{BD}	WALL BACK DRAIN
JT	JUNCTION BOX	W _M	WATER METER
JT	JOINT POLE	W _{SF}	WELD NECK FLANGE
KV	JOINT TRENCH	W _{SS}	WATER SAMPLING STATION
L	KILOVOLT	W _{ST}	WATER
L	ARC LENGTH	W _{TR}	WATER VALVE
L	LENGTH	W _{WF}	WELDED WIRE FABRIC
L	LATERAL	YD	YARD
LG	LIP OF GARAGE	•	DEGREES
LG	LIP OF GUTTER	"	MINUTES
LL	LANE LINE	"	SECONDS
LMA	LUMINAIRE MAST ARM	Δ	DELTAS
LN	LANE	Δ&	AND
LP	LOW POINT	Δ@	AT
LUM	LUMINAIRE	#	NUMBER
MAX	MAXIMUM	#	POUNDS

LEGEND

GENERAL UTILITY NOTES

- THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
- THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY OF SANTA ROSA WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ONSITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE 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, HARNESSSES, 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 OTHERWISE APPROVED OR DIRECTED BY THE INSPECTOR.

GENERAL NOTES

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 DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

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.

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 A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE CITY FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD (NCRWQCB). HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.

ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED OR DISPOSED OF ON SITE AS REQUIRED BY THE GRADING PERMIT. EXCESS/UNSUITABLE MATERIAL DISPOSED OF OFFSITE AT AN APPROVED LOCATION BY ENGINEERING DEVELOPMENT SERVICES. CONTAIN AND SECURELY PROTECT STOCKPILED TRENCH BACKFILL AND WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED. DO NOT BLOCK STORM WATER FLOWS.

ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED BY THE UTILITIES AND PUBLIC WORKS DEPARTMENTS PRIOR TO PAVING. TRENCH PAVING FOR ALL UTILITIES SHALL BE COORDINATED AND INSTALLED AT THE SAME TIME.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGN PROFESSIONAL, THE OWNER AND THEIR CONSULTANTS, AND THE CITY OF SANTA ROSA, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE DRAWINGS MAY NOT INCLUDE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND /OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.

THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.

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

CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (CURB TAGS, IRON PIPES, CENTERLINE WELL DISKS, ETC). IF THE CONTRACTOR SUSPECTS THAT WORK WILL BE CONDUCTED IN AN AREA WHICH MAY RESULT IN THE DISTURBANCE OF SURVEY MONUMENTS, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL AUTHORIZED TO PRACTICE LAND SURVEYING TO LOCATE SAID MONUMENTS PRIOR TO DISTURBANCE, RE-ESTABLISH MONUMENTS WHICH HAVE BEEN DISTURBED AS A RESULT OF CONSTRUCTION AND FILE THE APPROPRIATE DOCUMENTATION WITH THE COUNTY ONCE THE MONUMENTS ARE RESET. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 (TEN) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CONTRACTOR SHALL PROVIDE THE CITY WITH A MONUMENT CERTIFICATION LETTER FROM THE ENGINEER/SURVEYOR STATING THAT THE EXISTING MONUMENTS HAVE BEEN IDENTIFIED AND LOCATED PRIOR TO REMOVAL.

CONSTRUCTION HOURS SHALL BE LIMITED FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE START UP OF ANY MOTORIZED EQUIPMENT. ALL CONTRACTORS' EQUIPMENT SHALL BE PROPERLY MUFFLED AND SHALL BE SHUT DOWN WHEN NOT IN USE. (HOURS ARE SUBJECT TO THE CONDITIONS OF APPROVAL)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.). REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT

GRADING NOTES

1. NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF SANTA ROSA.
2. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
3. GRADING SHALL OCCUR ONLY BETWEEN APRIL 15 AND OCTOBER 15 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR CHIEF BUILDING OFFICIAL IN CONJUNCTION WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND A GRADING SCHEDULE TO BE SUBMITTED TO COMMUNITY DEVELOPMENT ENGINEERING WITH THE GRADING PERMIT APPLICATION. WINTERIZATION OF THE PROJECT SHALL BE THE FIRST ORDER OF WORK.
4. SITE GRADING SHALL BE DONE IN COMPLIANCE WITH CHAPTER 18 AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE.
5. EXISTING NON-COMPLYING FILLS SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE, AND THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO AN AREA APPROVED BY THE CITY BUILDING DIVISION AND CITY FIRE DEPARTMENT. APPROVALS MUST BE IN WRITING PRIOR TO REMOVAL OF MATERIAL.
7. DRAINAGE FROM UPSTREAM PROPERTIES SHALL NOT BE BLOCKED BY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
8. THE CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.
9. 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.
10. PRIOR TO ANY GRADING OPERATION, THE CONTRACTOR SHALL INSTALL PROTECTIVE FENCING AROUND THE DRIP LINE OF TREES TO BE SAVED IN COMPLIANCE WITH THE CITY TREE ORDINANCE. THE CUTTING, FILLING, PAVING OR TRENCHING WITHIN ROOT ZONES OF TREES TO BE SAVED MUST BE REVIEWED AND APPROVED BY A CITY APPROVED ARBORIST AND PERFORMED UNDER THEIR ON SITE SUPERVISION.
11. DRIP-LINES OF TREES OVERHANGING THE PROPERTY LINE SHALL BE AFFORDED THE SAME LEVEL OF PROTECTION AS TREES ON SITE THAT ARE TO REMAIN.
12. DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATIONS) PARTS 122, 123 AND 124 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT APPLICATIONS FOR STORM WATER DISCHARGE. PROJECT MUST ALSO CONFORM WITH ANY DESIGN AND CONSTRUCTION POLICIES ADOPTED BY THE CITY TO CONFORM WITH THESE REGULATIONS.
13. UNDER 40 CFR, CONSTRUCTION ACTIVITY INCLUDES CLEARING, GRADING AND EXCAVATION ACTIVITIES. THESE ACTIVITIES REQUIRE OBTAINING AN NPDES PERMIT FROM THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH QUALIFY, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY.
14. FILLING IS RESTRICTED TO 1 FOOT MAXIMUM ABOVE EXISTING GROUND AND 2 FOOT MINIMUM ADJACENT TO EXISTING RESIDENTIAL LOTS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
15. BLASTING (IF REQUIRED) REQUIRES A PERMIT FROM THE CITY FIRE DEPARTMENT.
16. ALL EXPOSED SURFACES (E.G., PARKING AREAS, STAGING AREAS, SOIL PILES, GRADED AREAS, AND UNPAVED ACCESS ROADS) SHALL BE WATERED TWO TIMES PER DAY.
17. ALL HAUL TRUCKS TRANSPORTING SOIL, SAND, OR OTHER LOOSE MATERIAL OFF-SITE SHALL BE COVERED.
18. ALL VISIBLE MUD OR DIRT TRACK-OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY. THE USE OF DRY POWER SWEEPING IS PROHIBITED.
19. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MPH.
20. ALL ROADWAYS, DRIVEWAYS, AND SIDEWALKS TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.
21. IDLING TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLING TIME TO 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXICS CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS [CCR]). CLEAR SIGNAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS.
22. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
23. POST A PUBLICLY VISIBLE SIGN WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT AT THE LEAD AGENCY REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE AIR DISTRICT'S PHONE NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS.

O'ROURKE TESLA PARKING LOT

3300 & 3304
INDUSTRIAL DRIVE
SANTA ROSA, CALIFORNIA

EROSION AND SEDIMENT CONTROL NOTES

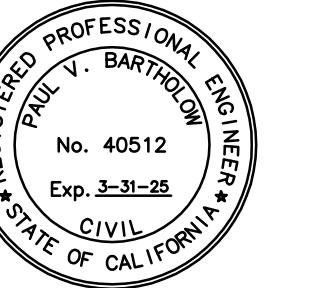
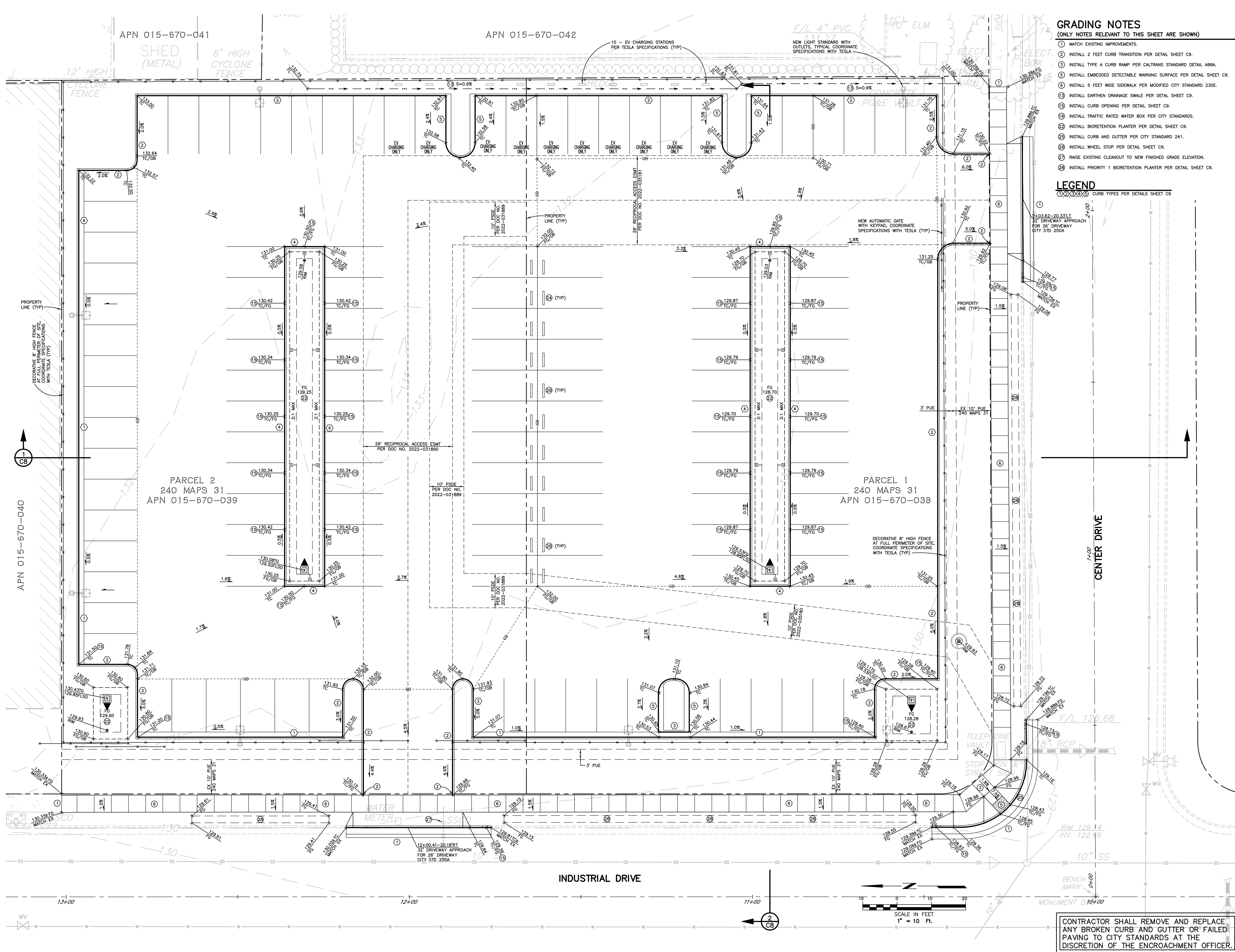
1. EROSION AND SEDIMENT CONTROL SHOWN ON PLANS ASSUMES STREET, CURB, GUTTER AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR CITY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION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

REVISIONS		
NO.	DATE	DESCRIPTION

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ABBREVIATIONS, LEGEND & NOTES

SHEET NO.



O'ROURKE TESLA PARKING LOT

3300 & 3304
INDUSTRIAL DRIVE
SANTA ROSA, CALIFORNIA

PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE AUGUST 2023

ON A FULL-SCALE DRAWING, LENGTH OF BAR BELOW IS 1-INCH. IF BAR MEASURES LESS THAN 1-INCH, THIS SHEET WAS PLOTTED AT A REDUCED SCALE, WHICH MAY REQUIRE ADJUSTMENT OF SCALE(S) SHOWN ON DRAWING.

PROJECT 4566.02	DATE AUGUST 2023
DRAWN BY SYK	CHECKED BY PRB

GRADING PLAN

SHEET NO.

|| C3 OF 9



UTILITY NOTES

(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

- ⑦ INSTALL 4" PERFORATED STORM DRAIN. PERFORATED HOLES TO BE PLACED DOWN (TYP).
- ⑯ INSTALL 4" IRRIGATION CHASE UNDER DRIVEWAY. CAP BOTH ENDS.
- ⑰ INSTALL REDUCED PRESSURE BACKFLOW PREVENTER PER CITY STANDARD 876.
- ⑲ INSTALL SUBDRAIN CLEANOUT PER DETAIL SHEET C9.
- ⑳ INSTALL STORM DRAIN BLIND CONNECTION PER DETAIL SHEET C9.
- ㉑ CONNECT 1" WATER SERVICE TO EXISTING WATER METER.

O'ROURKE TESLA PARKING LOT

3300 & 3304
INDUSTRIAL DRIVE
SANTA ROSA, CALIFORNIA

300 & 3304
INDUSTRIAL DRIVE
ROSA, CALIFORNIA

**LIMINARY
UDY PURPOSES ONLY
AUGUST 2023**

REVISIONS	
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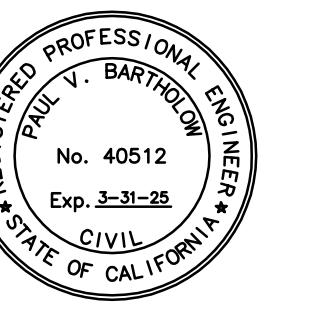
	DATE
	AUGUST 2023
	CHECKED BY
	PRB

UTILITY PLAN

SHEET NO.

Brelje & Race

CONSULTING ENGINEERS
475 Aviation Boulevard, Suite 120
Santa Rosa, CA 95403
v: 707-576-1322
f: 707-576-0469
www.brce.com



PAVEMENT STRUCTURAL SECTION

LOCATION	AC*	CL2 AB**	PCC***
DRIVE AISLE	0.25'	0.67'	—
PARKING STALLS	0.21'	0.50'	—
CONCRETE (PEDESTRIAN) PUBLIC	REFER TO CITY STANDARD 230E		
CONCRETE (VEHICULAR) PER DETAIL SHEET C8	—	0.50'	0.50'

- * TYPE A 1/2 MAX MEDIUM ASPHALT
- ** COMPAKTED TO 95% RELATIVE COMPACTION
- *** 5 SACKS PER CY

O'ROURKE TESLA PARKING LOT

3300 & 3304
INDUSTRIAL DRIVE
TA ROSA, CALIFORNIA

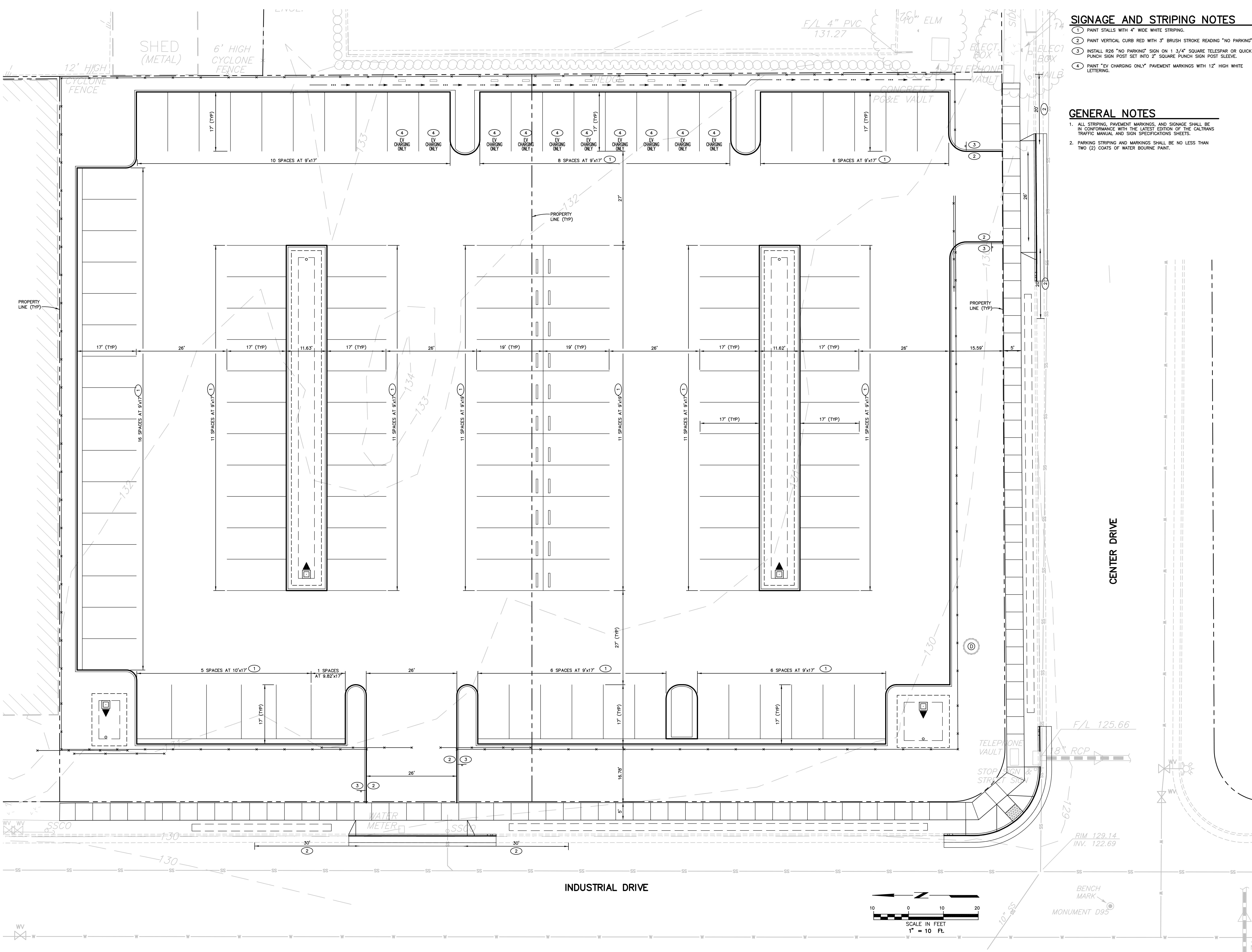
PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE AUGUST 2023

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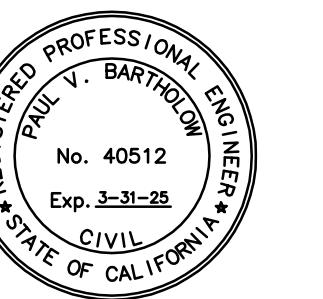
PROJECT 4566.02	DATE AUGUST 2023
DRAWN BY SYK	CHECKED BY PRB

PAVEMENT STRUCTURAL SECTION PLAN

SHEET NO.



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O'ROURKE TESLA PARKING LOT

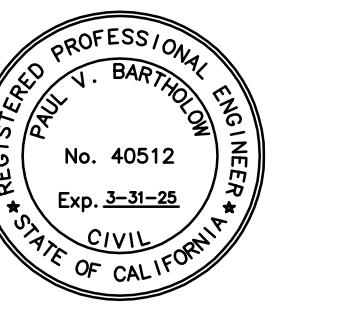
3300 & 3304
INDUSTRIAL DRIVE
SANTA ROSA, CALIFORNIA

PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE AUGUST 2023

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PROJECT 4566.02	DATE AUGUST 2023
DRAWN BY SYK	CHECKED BY PRB

SIGNAGE & STRIPING PLAN



LEGEND

- ▼ CATCH BASIN PROTECTION, PER DETAIL SHEET C9
- FR PIPE ROLL, PER DETAIL SHEET C9
- DROPOUT INLET PROTECTION, PER DETAIL SHEET C9

SD STRUCTURE COORDINATE TABLE

NO	NORTHING	EASTING	TYPE
500	294940.414	1788480.562	SDMH
501	295131.123	1788501.232	SDDI
502	295188.646	1788463.871	SDDI
503	294954.198	1788463.381	SDDI
504	294995.498	1788501.232	SDDI
505	294954.198	1788454.047	SDCO
506	294995.498	1788591.566	SDCO
507	295131.123	1788591.566	SDCO
508	295188.646	1788454.537	SDCO

O'Rourke Tesla
Parking Lot

3300 & 3304
INDUSTRIAL DRIVE
SANTA ROSA, CALIFORNIA

PRELIMINARY
FOR STUDY PURPOSES ONLY
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REVISIONS		
NO.	DATE	DESCRIPTION

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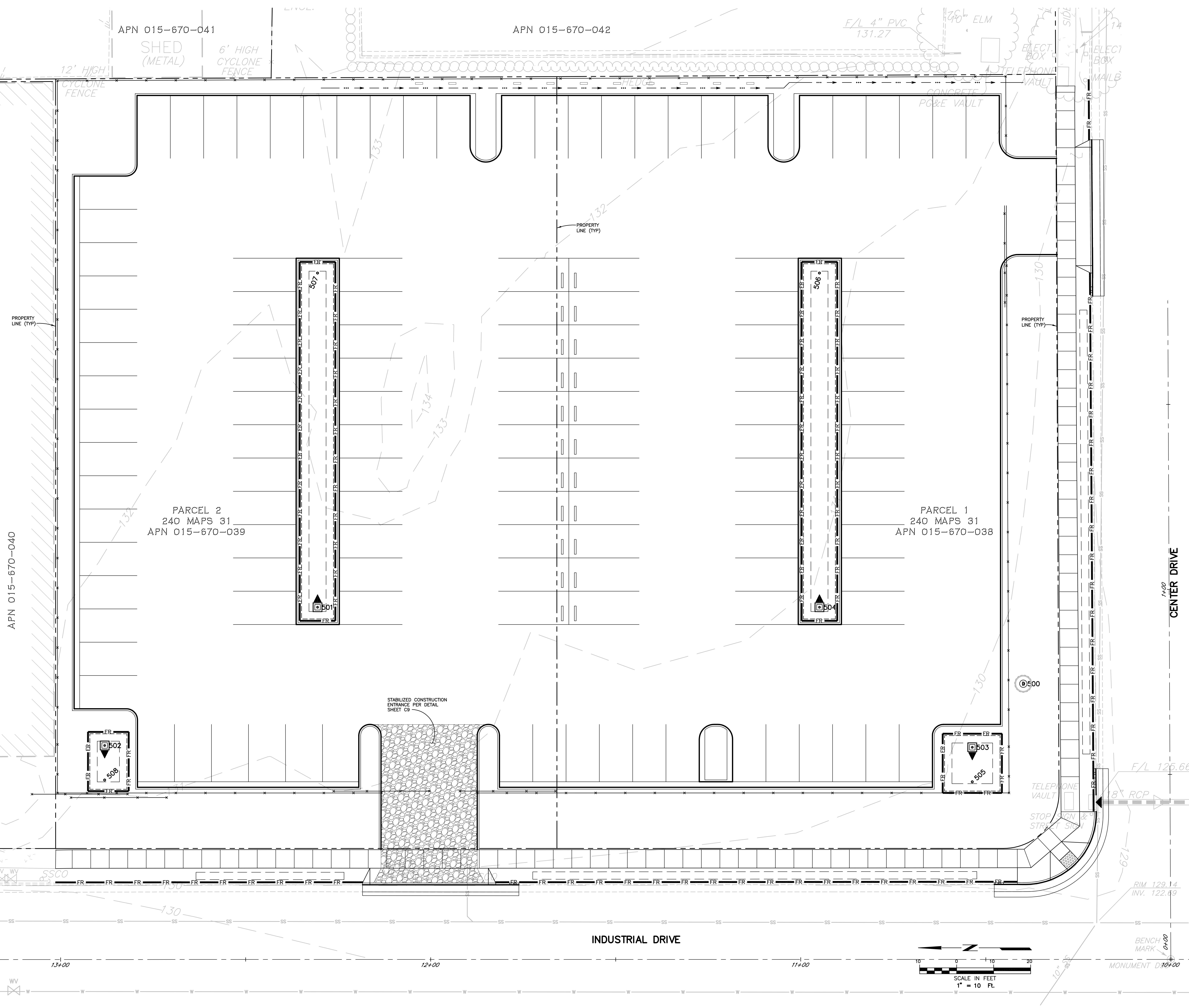
PROJECT	DATE
4566.02	AUGUST 2023

DRAWN BY SYK CHECKED BY PRB

INDUSTRIAL DRIVE

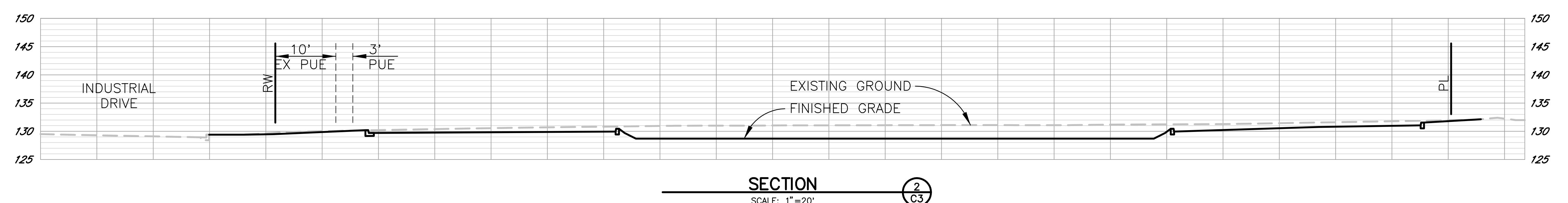
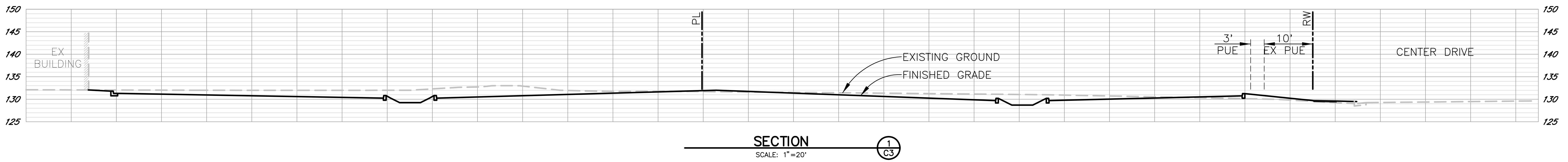
LAYOUT & EROSION CONTROL PLAN

SHEET NO. C7 OF 9





O'Rourke Tesla
Parking Lot
3300 & 3304
Industrial Drive
Santa Rosa, California



PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE AUGUST 2023

REVISIONS		
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MAY REQUIRE ADJUSTMENT OF SCALE(S)
SHOWN ON DRAWING.

PROJECT 4566.02	DATE AUGUST 2023
DRAWN BY SYK	CHECKED BY PRB

SITE
SECTIONS

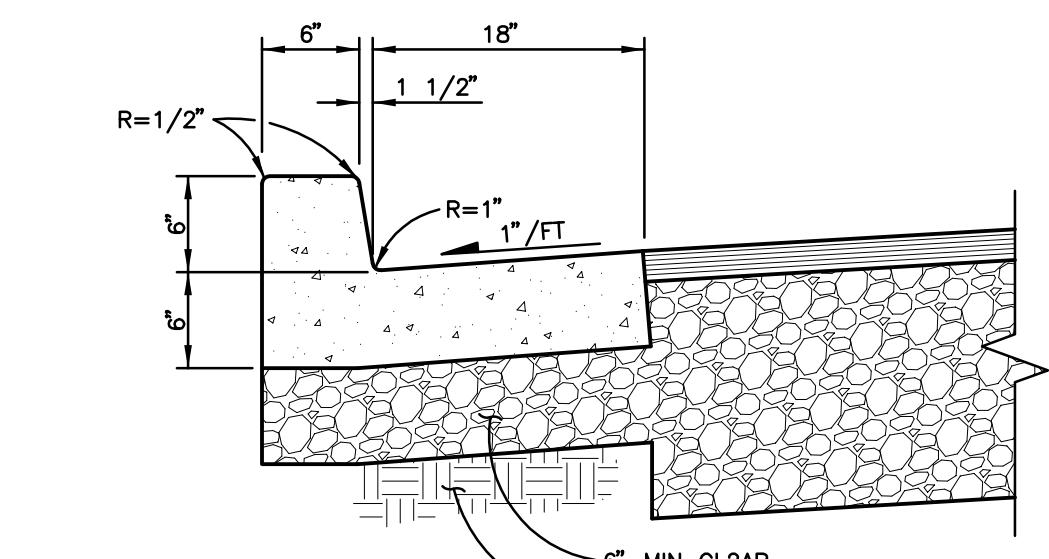
SHEET NO.

C8 OF 9



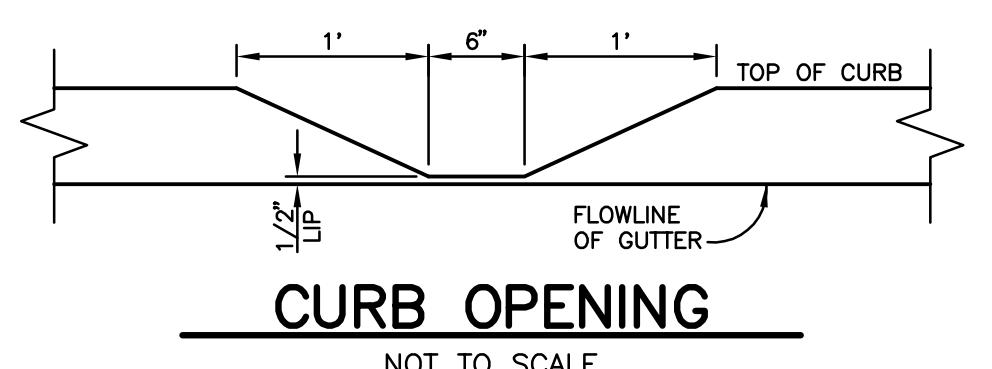
O'Rourke Tesla
Parking Lot

3300 & 3304
INDUSTRIAL DRIVE
SANTA ROSA, CALIFORNIA

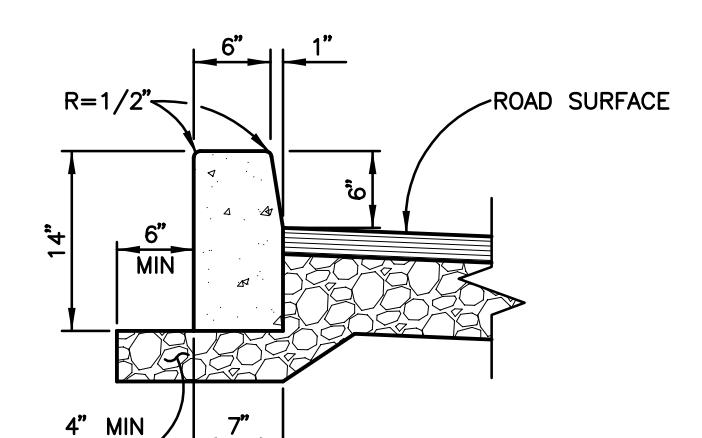


TYPE 1
CURB AND GUTTER

NOT TO SCALE

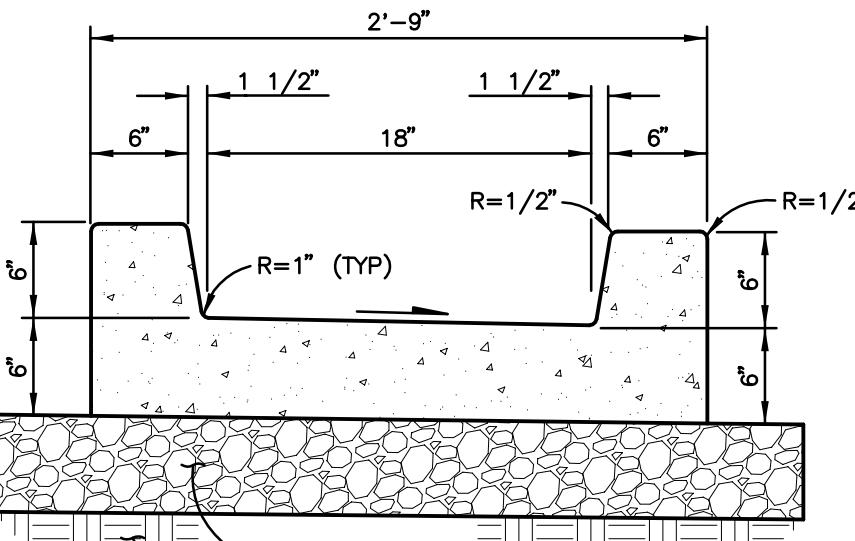


CURB OPENING
NOT TO SCALE



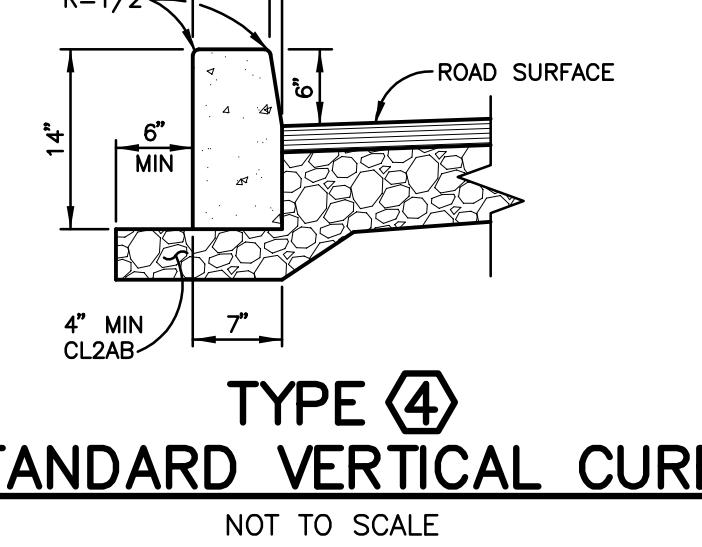
TYPE 2
STANDARD VERTICAL CURB

NOT TO SCALE



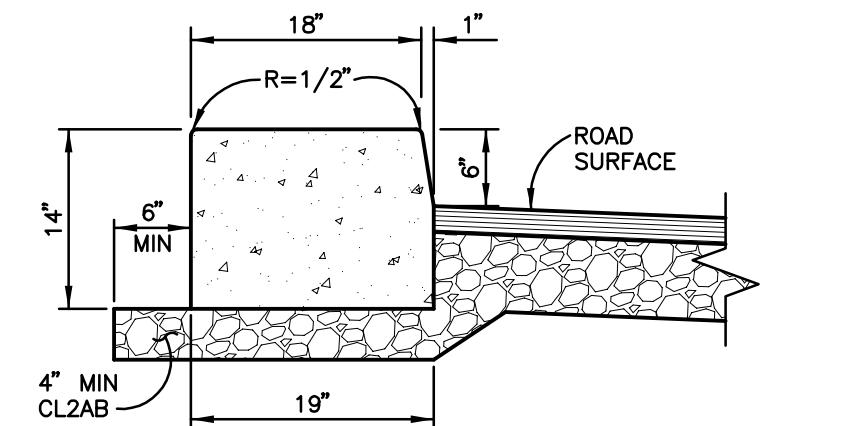
TYPE 3
CURB AND GUTTER

NOT TO SCALE



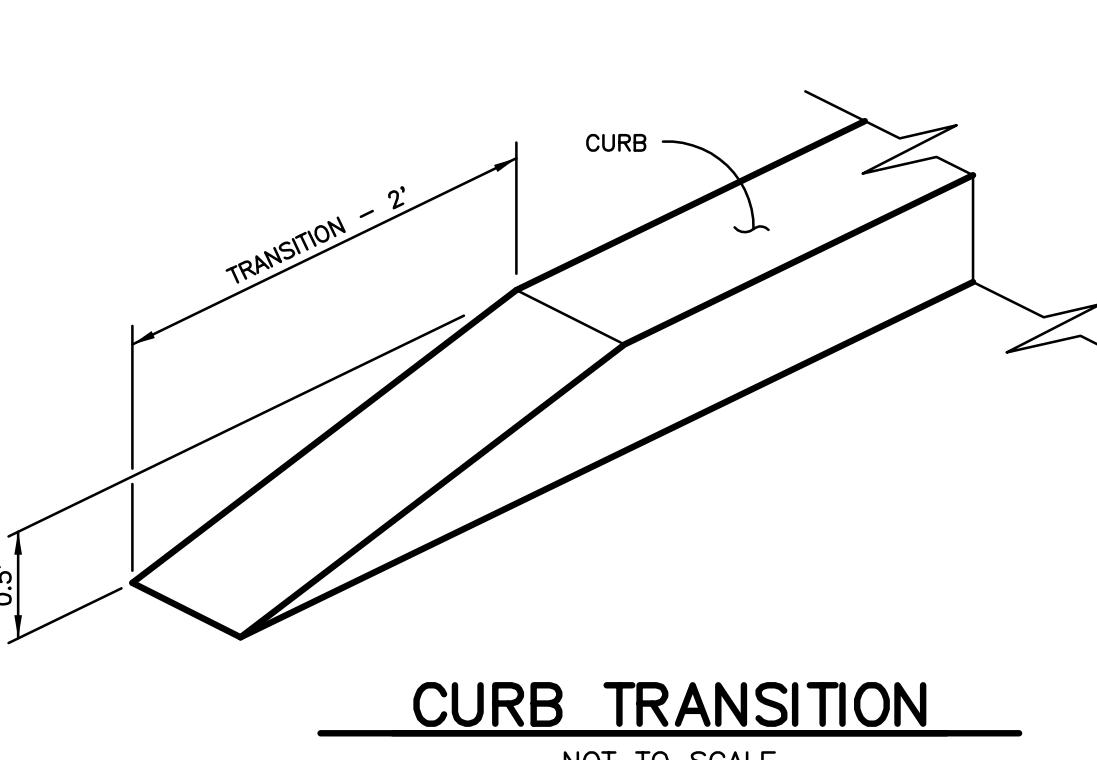
TYPE 4
STANDARD VERTICAL CURB

NOT TO SCALE

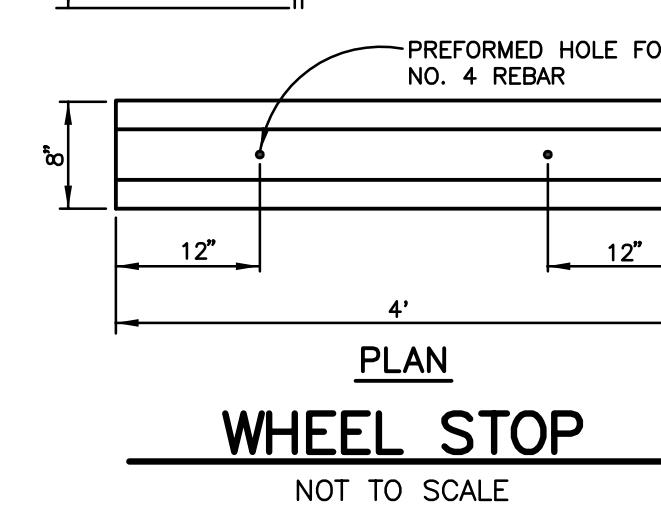
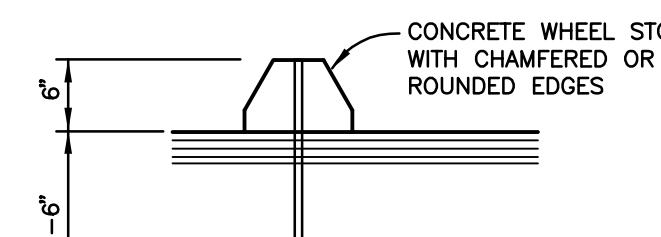


TYPE 5
STANDARD VERTICAL CURB

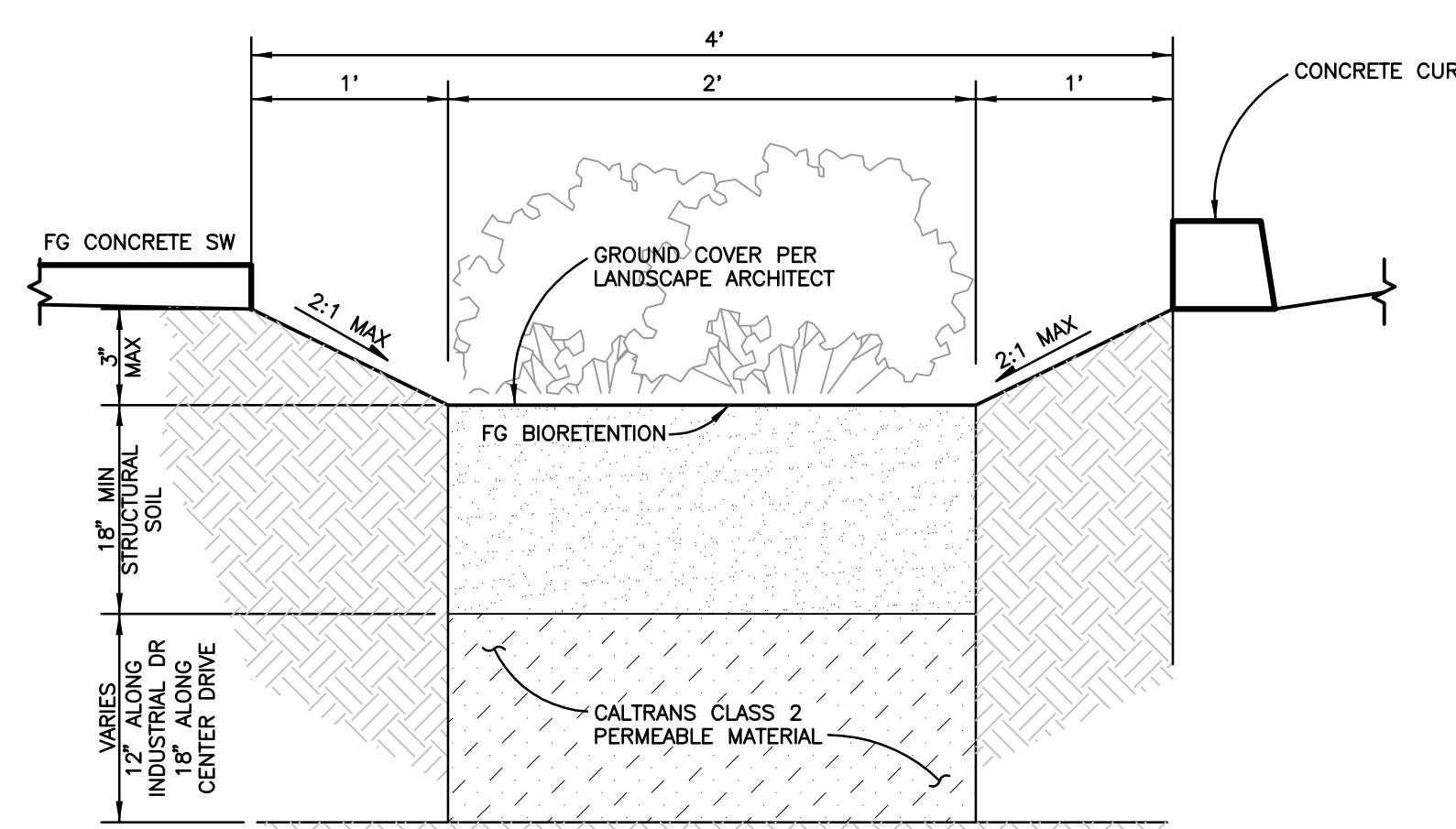
NOT TO SCALE



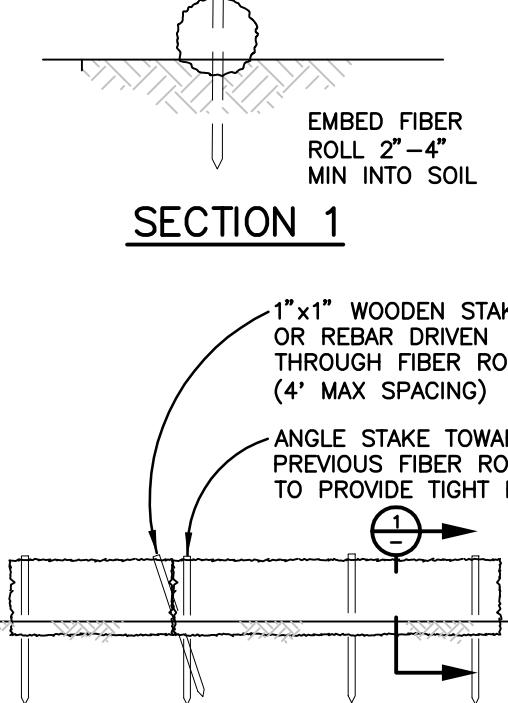
CURB TRANSITION
NOT TO SCALE



WHEEL STOP
NOT TO SCALE

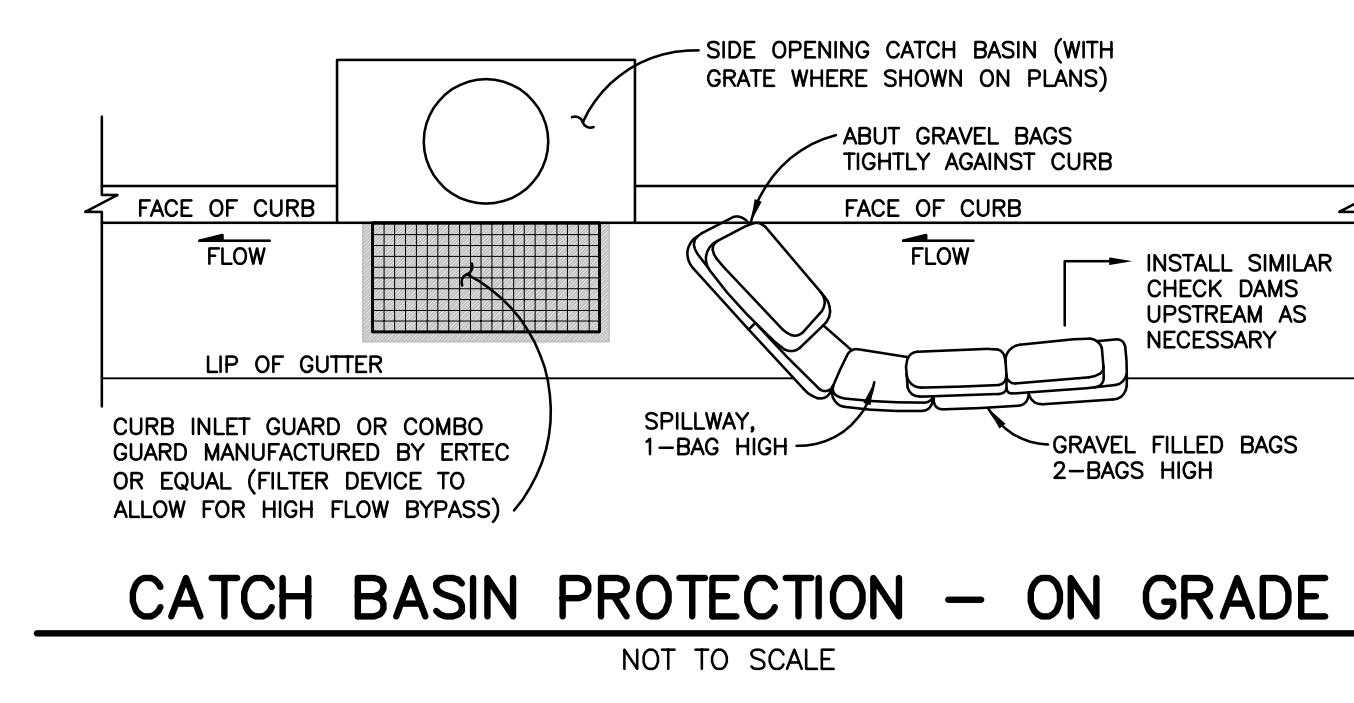


BIORETENTION PLANTER - PRIORITY 1
NOT TO SCALE

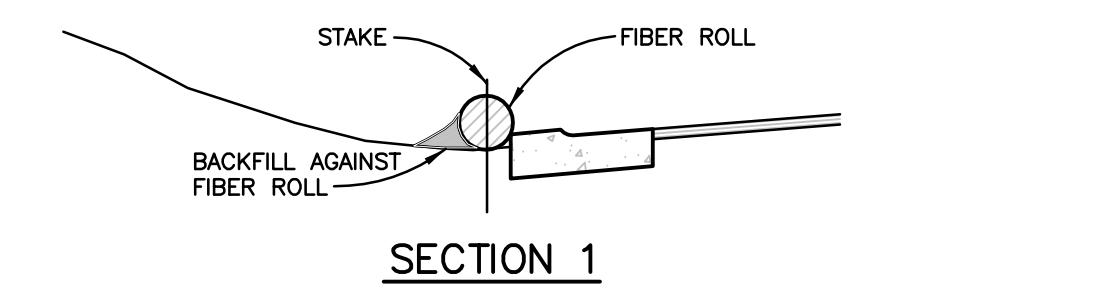


NOTES
1. THE FIBER ROLLS SHALL BE PLACED ON SLOPE CONTOUR.
2. FIBER ROLLS TO BE PLACED IN A ROW WITH 1/4" GAP BETWEEN THE FIBER ROLLS AND TAMP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND FIBER ROLLS.

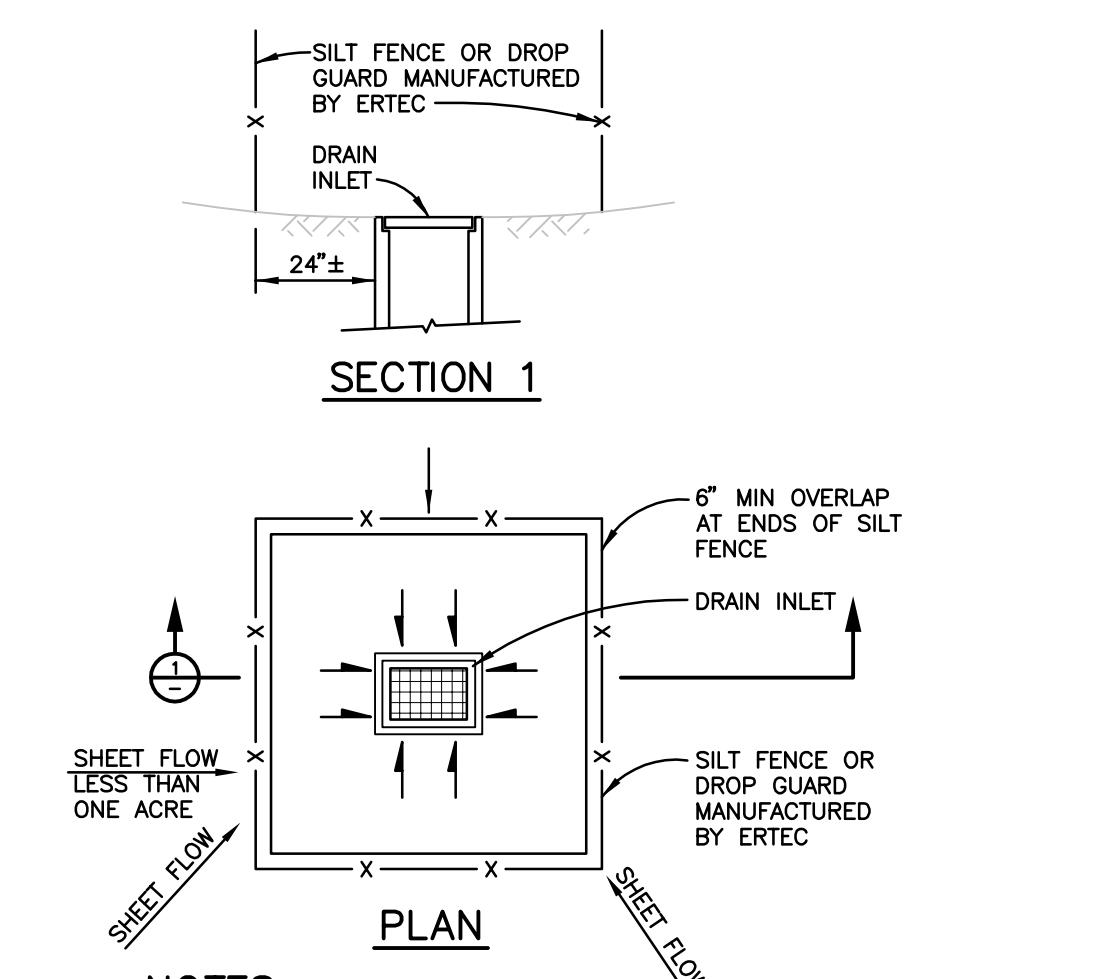
FIBER ROLL
NOT TO SCALE



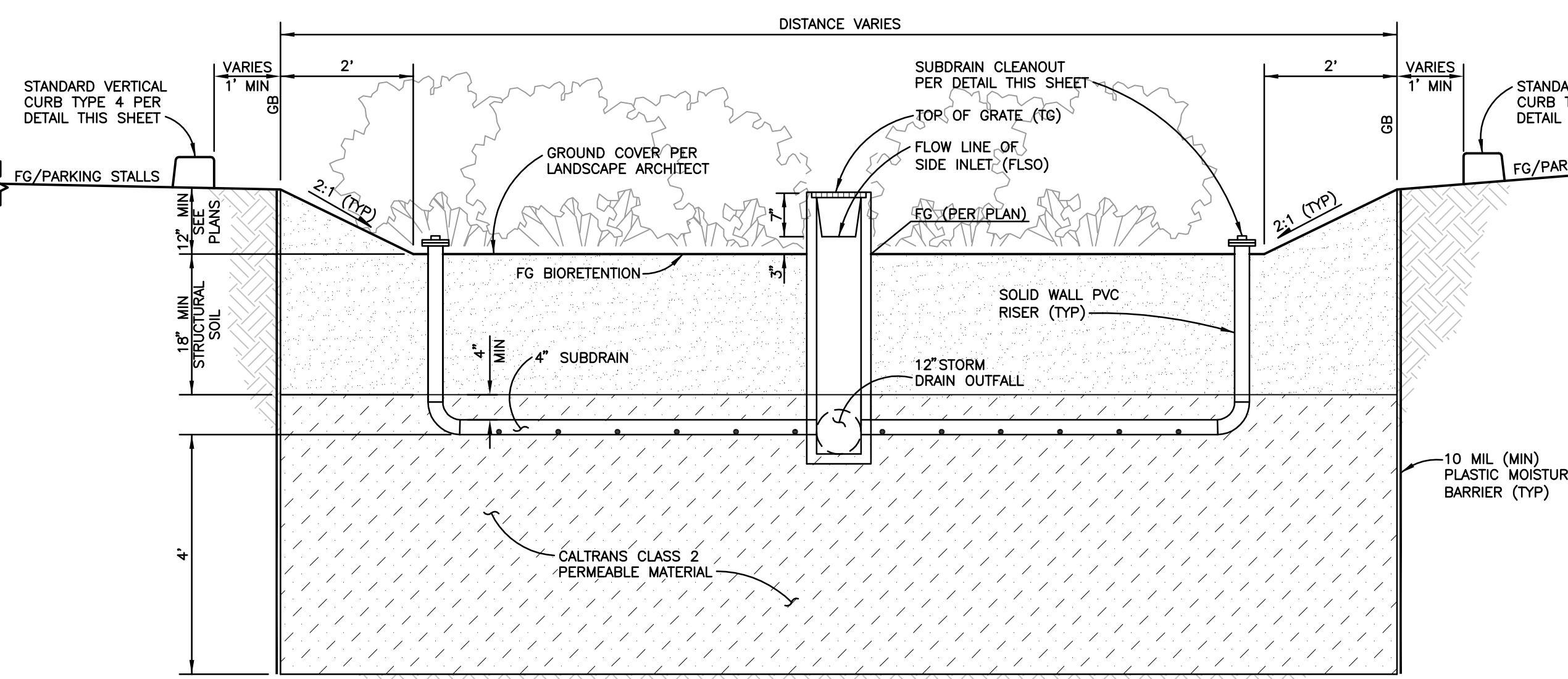
CATCH BASIN PROTECTION - ON GRADE
NOT TO SCALE



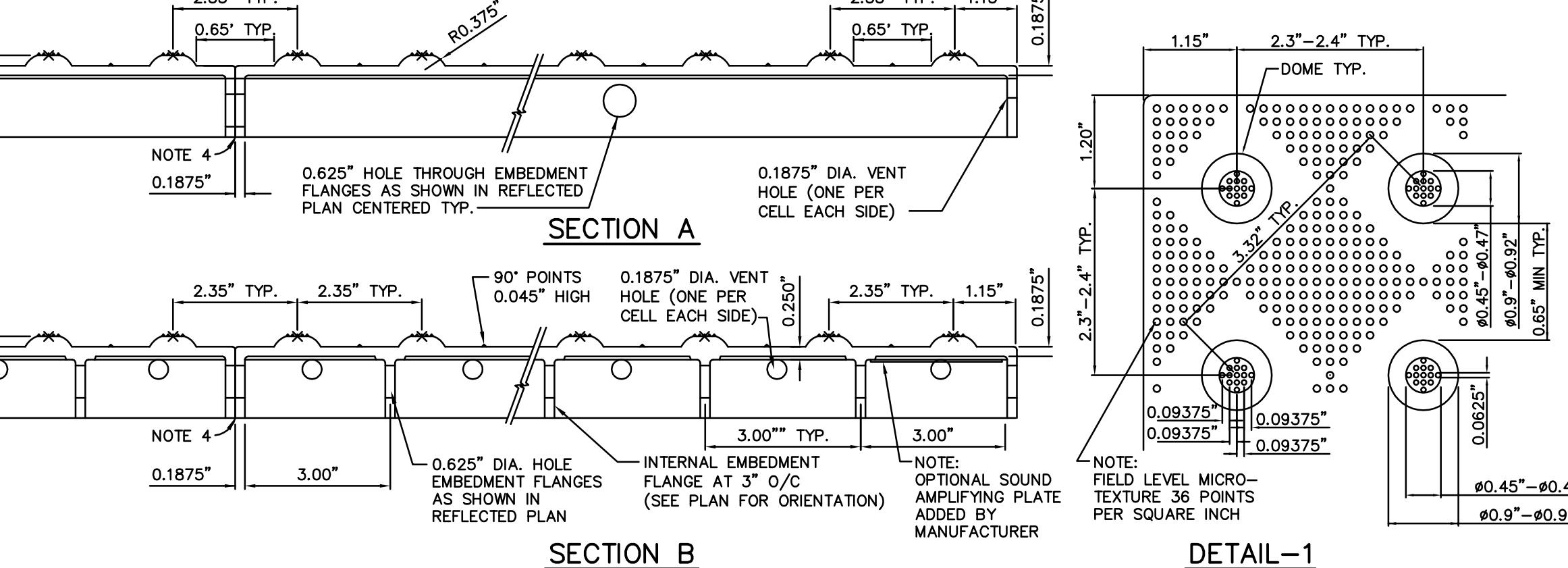
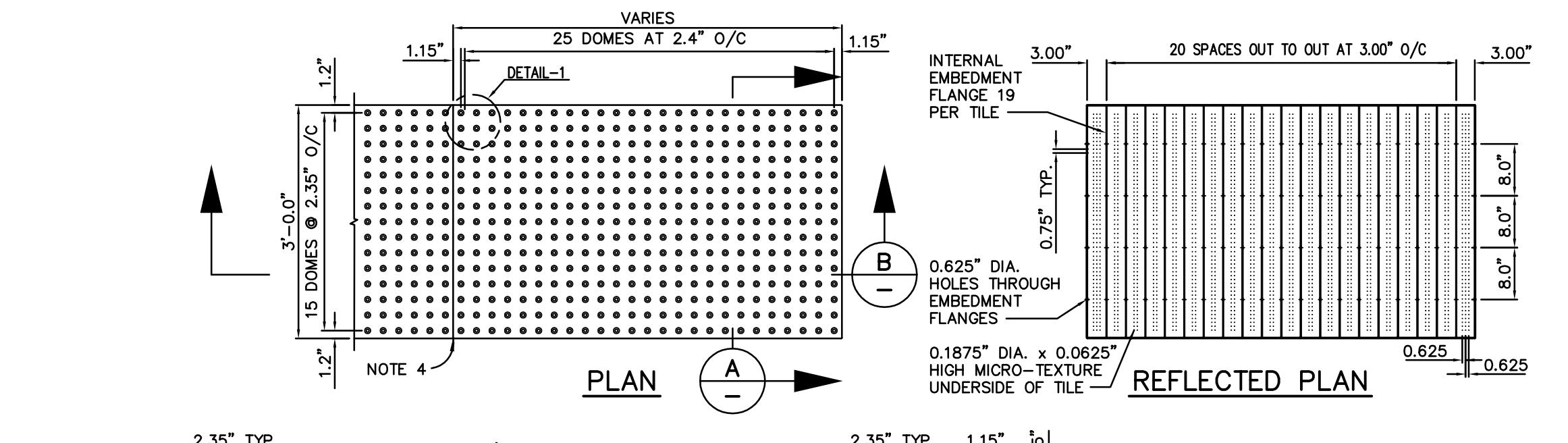
FIBER ROLL AT DRIVEWAY CUT
(TYPICAL ALL DRIVEWAYS)
NOT TO SCALE



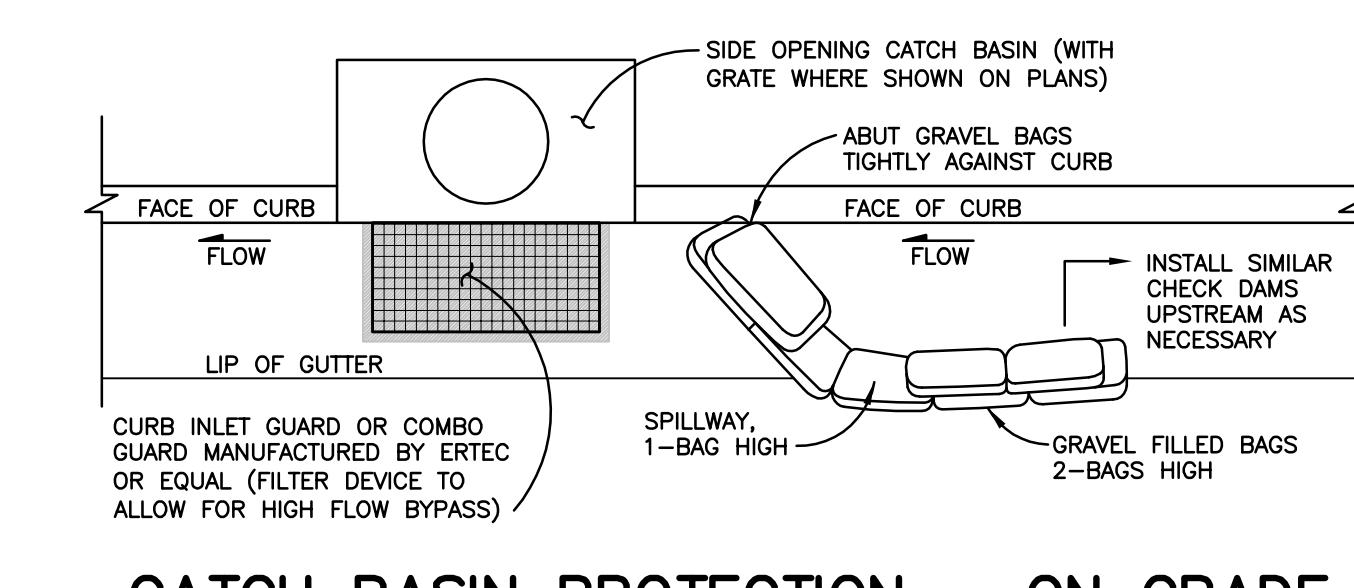
DROP INLET PROTECTION - TYPE 1
NOT TO SCALE



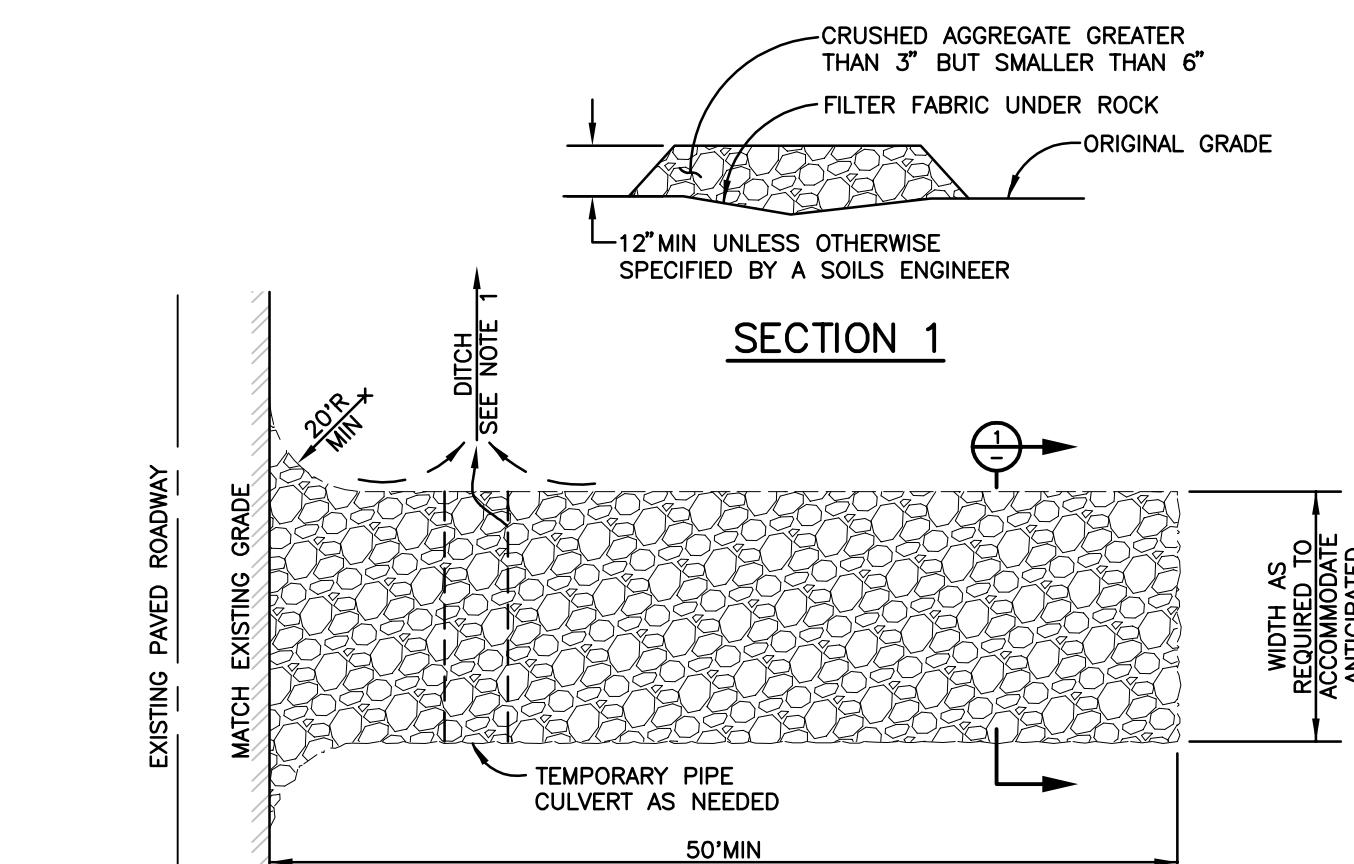
NOTES
1. AT PLANT Maturity, AT LEAST 50% OF BIORETENTION AREA MUST BE VEGETATED.
BIORETENTION PLANTER
NOT TO SCALE



NOTES
1. DETAIL FOR 36" x 60" SHOWN. DETAIL FOR OTHER SIZE TILES SIMILAR.
2. TILE COLOR TO BE YELLOW.
3. TILES TO BE PLACED FULL WIDTH OF RAMP, EXCLUDING FLARES, AND A MINIMUM LENGTH OF 3FT IN THE DIRECTION OF TRAVEL.
4. WHEN PLACING SEPARATE TILES TOGETHER, ADJACENT TILES SHALL MAINTAIN TRUNCATED DOMES CENTER-TO-CENTER AND BASE-TO-BASE SPACING BETWEEN THE SQUARE GRIDS, AS WELL AS LINEAL ALIGNMENT.
EMBEDDED
DETECTABLE
WARNING SURFACE
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES
1. CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND/OR CORROUGATED STEEL PANELS THAT GRAINS INTO AN APPROVED SEDIMENT TRAP OF SEDIMENT BASIN.
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

PRELIMINARY
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PROJECT 4566.02 DATE AUGUST 2023
DRAWN BY SYK CHECKED BY PRB

DETAILS

SHEET NO. C9 OF 9