

Figure 3. Aerial Photograph of the  
Kerry Ranch Project Site  
Santa Rosa, California



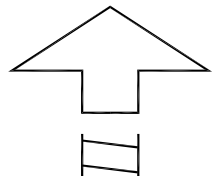
## LEGEND



IMPACTED WETLANDS (0.883 AC)



### ALTERNATIVE 1 - PROPOSED PROJECT



SCALE: 1"=80'

### CIVIL DESIGN CONSULTANTS, INC.

2200 Range Avenue, Suite 204  
Santa Rosa, CA 95403  
(707) 542-4820



NOVEMBER 2017

SHEET 1 OF 5

GENERAL NOTES

1. 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 INSPECTOR. 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 TREATMENT OF THE RESOURCE, AND WHOSE RECOMMENDATIONS ARE CARRIED OUT. IF HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE COUNTY CORONER.

2. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY OF SANTA ROSA MOST RECENTLY ADOPTED EDITION OF THE STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

3. 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.

4. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

5. MAIN WATER LEADERS AND ROOF DRAINS ARE TO BE CONNECTED BY DEVELOPER TO STORM DRAIN SYSTEM OR SPLASH BLOCK. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION AND SIZE. NO OVERLAND DRAINAGE OF SIDEWALK SHEET DRAINAGE WILL BE ALLOWED.

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

7. IF ANY 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.

8. ALL TRENCH SPILLS SHALL BE REMOVED AS THEY ARE GENERATED AND DISPOSED OF ON SITE PER THE GRADING PERMIT OR AT A SITE APPROVED BY A GRADING PERMIT FROM THE DEPARTMENT OF CONSTRUCTION DEVELOPMENT.

9. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, AND UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO PAVING.

10. 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 THE CITY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE DESIGN PROFESSIONAL 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 RELATED TO THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

11. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES AND THAT THE OWNER, THE CITY OF SANTA ROSA, AND DESIGN PROFESSIONAL ASSUME NO RESPONSIBILITY OF OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.

12. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINAGE 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 LOCATIONS. IF ANY EXISTING UTILITIES REQUIRE RELLOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS, THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY GRADE STOPS UNTIL AFTER THE EXACT LOCATION OF ALL EXISTING UTILITIES HAS BEEN VERIFIED.

13. THE CONTRACTOR SHALL RECOGNIZE THAT UNDERGROUND FACILITIES NOT SHOWN AS CIVIL IMPROVEMENTS (PG&E, TELEPHONE, TV, IRRIGATION, ETC.) SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE GRADE AND PAVING.

14. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (IRON PIPES ON LOT LINES AND CORNER, CENTERLINE WELD DISKS, ETC.), WHICH CONTROL SUBDIVISIONS, STREETS, HIGHWAYS, OR OTHER RIGHT-OF-WAY, EASEMENTS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 30 WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS.

15. CONSTRUCTION HOURS SHALL BE LIMITED TO 7 AM TO 7 PM MONDAY THRU SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE START UP OF ANY MOTOR VEHICLES OR OTHER HEAVY EQUIPMENT. ALL CONTRACTORS' EQUIPMENT SHALL BE PROPERLY MUFFLED AND SHALL BE SHUT DOWN WHEN NOT IN USE (GROUPS ARE SUBJECT TO THE CONDITIONS OF APPROVAL).

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE OR DETRIMENTATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY RELATED TO THE CONSTRUCTION OF THE CORON IMPROVEMENTS (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.), REQUIRED REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROAD TO AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT PROPERLY IN A TIMELY MANNER, THE CITY MAY, AT ITS DISCRETION, PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.

17. RECORD PLAN DRAWINGS SHALL BE PROVIDED UPON COMPLETION OF PROJECT PRIOR TO FINAL ACCEPTANCE.

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

19. CONSTRUCTION SITE WASTE MANAGEMENT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE CONSTRUCTION SITE MUST BE KEPT CLEAN AND FREE FROM NON-STORM WATER MATERIALS, DISCHARGES, INCLUDING BUT NOT LIMITED TO SOLID WASTE SUCH AS PACKAGING, MATERIALS, WOOD, PAPER, AND PLASTIC SCRAP OR SURPLUS BUILDING MATERIALS SUCH AS METALS, RUBBER, PLASTIC, GLASS AND MISCELLANEOUS DOMESTIC WASTES SUCH AS FOOD CONTAINERS, COFFEE CUPS, PAPER BAGS, AND CIGARETTES' CONSTRUCTION AND LANDSCAPING MATERIALS AND HAZARDOUS WASTE SUCH AS PETROLEUM PRODUCTS, WOOD PRESERVATIVES, PAINTS, MORTARS, AND SOLVENTS, ANY ACTIVITY DURING CONSTRUCTION WHICH ACTUALLY AND/OR MAY POTENTIALLY RESULT IN THE DISCHARGE OF SUCH POLLUTANTS INTO THE CITY'S STORM WATER SYSTEM IS IN VIOLATION OF THE CITY OF SANTA ROSA STORM WATER ORDINANCE AND STATE OF CALIFORNIA NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD REGULATIONS. THE SITE SHALL REMAIN NEAT AND FREE FROM ANY SUCH POLLUTANTS. THE SITE MUST HAVE AN ADEQUATE NUMBER OF ANTISTATIC CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER TO KEEP OUT RAIN OR TO PREVENT LOSS OF WASTE DUE TO WIND. THE CONTRACTOR MUST COLLECT SITE TRASH DAILY AND ARRANGE FOR REGULAR WASTE COLLECTION BEFORE CONTAINER OVERFLOWS.

20. ADA AND TITLE 24 COMPLIANCE: CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND TITLE 24 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. FAILURE TO COMPLY WITH ADA AND TITLE 24 REQUIREMENTS MAY RESULT IN CIVIL PENALTIES. THE CONTRACTOR SHALL FAILURE MAY RESULT IN LAWSUITS FOR REGULATORY ACTIONS BY THE DEPARTMENT OF JUSTICE OR THE STATE ATTORNEY GENERAL.

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

22. THE LOCATION OF ALL GANG MAIL BOXES SHALL ENSURE THAT ALL LINES OF SIGHT AND DRAINAGE FLOWS ARE NOT OBSTRUCTED.

23. THE LOCATION AND INSTALLATION OF ALL MAIL BOXES SHALL BE COORDINATED BETWEEN THE DEVELOPER AND THE US POST OFFICE.

24. MAIL BOXES CONFORMING TO CITY STANDARD 271 MAY BE INSTALLED IN THE RIGHT-OF-WAY.

25. THE CHOICE TO USE A CITY STANDARD 271 OR A GANG MAIL BOX WILL BE AT THE DISCRETION OF THE DEVELOPER.

PROJECT SPECIFIC NOTES

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

2. ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILL THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

3. THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE APPROVAL OF MAILBOX LOCATIONS BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.

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

5. ANY ORSITE DRAINAGE FOR PROPOSED CUSTON LOTS SHALL FALL UNDER REVIEW WITH BUILDING PERMITS.

FRANCISCO AVENUE (2181 - 2365)  
FRANCISCO AVENUE - PEDESTRIAN PATH  
KERRY RANCH OFFSITE IMPROVEMENT PLANS

STREET NOTES

1. ALL STREET TRENCHING IN PUBLIC R/W REQUIRES USE OF A-C, HOTBOX, UNDER DIRECTION OF CITY INSPECTOR AND PER STD. 215

2. STREET TREES ARE REQUIRED AND SHALL BE PLANTED BY THE DEVELOPER. SELECTION WILL BE MADE FROM THE CITY APPROVED MASTER STREET TREE LIST AND APPROVED BY THE CITY'S PARKS DIVISION. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY "STANDARD AND SPECIFICATIONS FOR PLANTING PARKWAY TREES". TREE PLANTING LOCATION SHALL BE MARKED BY CITY PARKS DIVISION URBAN FORESTRY SECTION PERSONNEL. CONTACT 707-543-3422. COPIES OF THE MASTER STREET TREE LIST AND THE STANDARDS ARE AVAILABLE AT THE PARKS DIVISION OFFICE, 707-543-3770. THE DEVELOPER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM TO STREET TREES.

PROJECT SPECIFIC NOTES

1. SOILS 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 ALIGN PROJECT FOOTING.

2. EXPANSION INDEX (EI) OF 21-50 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 MOISTURE BARRIER OR RECEIVE A SUB EXCAVATION AND BACKFILL OF MATERIAL BELOW EI 51 CONTACT CITY MATERIALS LAB PRIOR TO SAMPLING. BAKFILL SUBGRADE CERTIFICATION FOR EI TO CITY MATERIAL LAB.

3. TEMPORARY STOCKPILE SHALL NOT BE WITHIN CURB SETBACK AREAS, PROTECTED VEGETATION/TREE AREAS OR WITHIN 10 FEET FROM AN ADJACENT RESIDENTIAL PROPERTY LINE.

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

5. NO GRADING, CLEARING OR GROUNDING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT FROM THE CITY OF SANTA ROSA.

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

7. SUBDIVISION GRADING SHALL OCCUR ONLY BETWEEN APRIL 15 AND OCTOBER 15 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR CHIEF BUILDING OFFICIAL. IN CONSTRUCTION WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND A GRADING SCHEDULE TO BE SUBMITTED TO COMMUNITY DEVELOPMENT ENGINEER WITH GRADING PERMIT APPLICATION, WATERIZATION OF THE PROJECT SHALL BE THE FIRST ORDER OF WORK.

8. EXISTING NON-COMPLYING FILLS SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 33 AND 18, AND APPENDIX 33, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE, AND THE SATISFACTION OF THE SOILS ENGINEER.

9. ANY 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.

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

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

12. ALL 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 CONSTRUCTION OF THE STRUCTURES ON THE PROJECT SITE.

13. 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. 6" OR TRENCHING WITHIN ROOT ZONES OF TREES TO BE SAVED MUST BE CUTTING, FILLING, PAVING BE REVIEWED AND APPROVED BY A CITY APPROVED ARBORIST AND DONE UNDER THEIR ON SITE SUPERVISION.

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

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

16. RECORD DRAWINGS SHALL INCLUDE ANY SUB-GRADINGS REQUIRED BY THE PROJECT SOILS ENGINEER DURING CONSTRUCTION.

17. PROPOSED DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATIONS) PARTS 322, 123 AND 124 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT APPLICATIONS FOR STORMWATER. THESE ACTIVITIES REQUIRE OBTAINING AN NPDES PERMIT FROM THE STATE. ANY DESIGN AND CONSTRUCTION POLICIES ADOPTED BY THE CITY TO CONFORM WITH THESE REGULATIONS.

18. 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 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY.

19. FILLING IS RESTRICTED TO A FOOT MAXIMUM ABOVE EXISTING GROUND ADJACENT TO EXISTING RESIDENTIAL LOTS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

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

21. PRIOR TO ANY GRADING OPERATION THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER SHALL JOINTLY SEARCH THE SITE FOR EXISTING WELLS AND SEPTIC SYSTEMS.

22. REMOVAL OF ANY STRUCTURE 10' X 12' OR LARGER REQUIRES A DEMOLITION PERMIT FROM THE CITY BUILDING DIVISION.

23. PRIVATE DRIVEWAYS SHALL BE CONSTRUCTED UNDER CONTINUOUS OBSERVATION BY THE SOILS ENGINEER IN COMPLIANCE WITH THE CITY DESIGN AND CONSTRUCTION STANDARDS. PROGRESS AND FINAL REPORTS SHALL BE FURNISHED TO THE CITY IN COMPLIANCE WITH A-C-5 SPECIAL INSPECTION REQUIREMENTS. ALL COSTS RELATED TO SUCH SPECIAL INSPECTIONS SHALL BE BORNE BY THE OWNER/DEVELOPER.

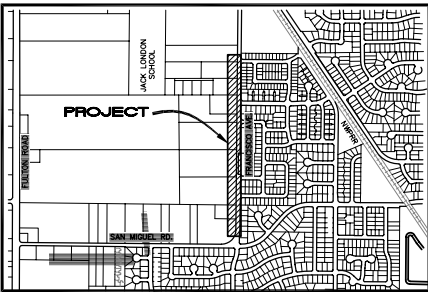
24. ALL STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.

STORM DRAIN NOTES

1. ALL STORM DRAIN SHOWN "S.D." SHALL BE R.C.P., H.D.P.E., OR CAST-IN-PLACE CONCRETE UNLESS OTHERWISE NOTED. STORM DRAIN SHALL BE CLASS III UNLESS OTHERWISE SHOWN ON THE PLAN AND PROFILES. ANY USE OF CAST-IN-PLACE PIPE REQUIRES SPECIAL INSPECTION AS CALLED OUT IN CITY STANDARDS, SECTION 53. IF H.D.P.E. IS TO BE USED, DRAWING REVISIONS FOR PLAN DESIGN MAY BE REQUIRED.

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

3. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.



LOCATION MAP

INDEX OF DRAWINGS

- 1 COVER SHEET
- 2 DETAILS AND ABBREVIATIONS
- 3-4 SITE PLAN
- 5-6 STORM DRAIN PROFILES
- 7-8 EROSION CONTROL PLAN

SIGNING, LIGHTING AND STRIPING NOTES

STRIPING AND SIGNING NOTES

- 1. STRIPING AND SIGNING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF SANTA ROSA STREET PAVING STANDARDS. MATERIALS SHALL BE FURNISHED BY THE CONTRACTOR.
- 2. PROPOSED STRIPING AND MARKING SHALL BE INSTALLED THE SAME DAY AS THE REMOVAL OF THE EXISTING STRIPING AND MARKINGS. IF NOT, CONTRACTOR SHALL PROVIDE TEMPORARY PAVEMENT MARKINGS UNTIL PROPOSED STRIPING AND MARKING ARE INSTALLED.
- 3. ALL STRIPING, PAVEMENT MARKING AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALTRANS TRAFFIC MANUAL, THE M.U.T.C.D., AND CITY OF SANTA ROSA STREET TRAFFIC STANDARDS. SEE DEKE CONSTRUCTION DETAIL SHEET 2.

4. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING AND STRIPING. CONTACT TRAFFIC ENGINEERING AT 543-3814.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND CAT TRACKING OF ALL PROPOSED STRIPING AND MARKING. CAT TRACKING SHALL BE DONE A MINIMUM OF 48 HOURS PRIOR TO PROPOSED STRIPING AND MARKING TO ALLOW THE CITY TIME FOR REVIEW AND APPROVAL.

6. EXISTING STRIPING AND MARKING TO BE REMOVED, SHALL BE REMOVED BY GRINDING BY THE CONTRACTOR.

7. PAVEMENT LEGENDS, CROSSHALKS AND STOP BARS SHALL BE INSTALLED BY USING THERMOPLASTIC STANDARD SUPPLEMENTAL SPECIFICATIONS. BIKE LANE LINES (CALTRANS PER M.U.T.C.D. AND TO BE INSTALLED IN 6" DEEP GROOVES). 6" OR TRENCHING WITHIN ROOT ZONES OF TREES TO BE SAVED MUST BE CUTTING, FILLING, PAVING BE REVIEWED AND APPROVED BY A CITY APPROVED ARBORIST AND DONE UNDER THEIR ON SITE SUPERVISION.

8. STOP SIGNS AND STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR PER CITY STD. DWG. 701, 705A, 705B, 705D, 8 240, AND COMPLY WITH M.U.T.C.D. AND STATE SUPPLEMENTAL GUIDELINES FOR OTHER SIGNAGE.

9. ALL SIGNING SHALL BE REFORTECHORIZED HIGH INTENSITY SHEETING AND SHALL BE OF ALUMINUM ALLOY MATERIAL PER CITY STANDARD SERIES 700.

10. SIGNING AND STRIPING ARE TO BE WORKED ON CONCURRENTLY.

STREET LIGHTING

1. ALL WIRING AND EQUIPMENT CONSTRUCTION SHALL ALSO CONFORM TO THE NATIONAL ELECTRIC CODES (NEC), SECTION 86 OF THE CALIFORNIA STANDARD SPECIFICATIONS.

2. A RUN OF CONDUIT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR X BENDS (360° TOTAL) INCLUDING OFFSETS AND BENDS LOCATED AT PULL BOXES AND SERVICE POINTS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE 347-14.

3. PRIOR TO COMMENCEMENT OF STREET LIGHT CONDUIT SYSTEM CONSTRUCTION, THE CONTRACTOR SHALL A. PROVIDE 3 COPIES OF THE JOINT TRENCH PLAN TO THE PUBLIC WORKS INSPECTOR, AND B. MEET WITH THE PUBLIC WORKS INSPECTOR AT THE SITE TO REVIEW STREET LIGHT CONDUIT PLANS AND IDENTIFY ALL PULL BOX LOCATIONS AND CONDUIT STREET CROSSINGS.

4. ELECTRICAL INFORMATION SHOWN ON THIS PLAN IS FOR BIDDING ONLY. STREET LIGHT LOCATIONS ARE PER THIS PLAN.

5. NO MORE THAN ONE STREET LIGHT CONDUIT IN ANY PG&E SERVICE POINT.

6. A NO. 5 PULL BOX PER CITY STD. 501 SHALL BE USED BY ALL STREET LIGHT STANDARD AND STREET CROSSINGS AND AT FUTURE INTERCONNECTS.

7. CONTRACTOR SHALL VERIFY STREET LIGHT SERVICE POINT LOCATIONS WITH PG&E PRIOR TO CONSTRUCTING WORK.

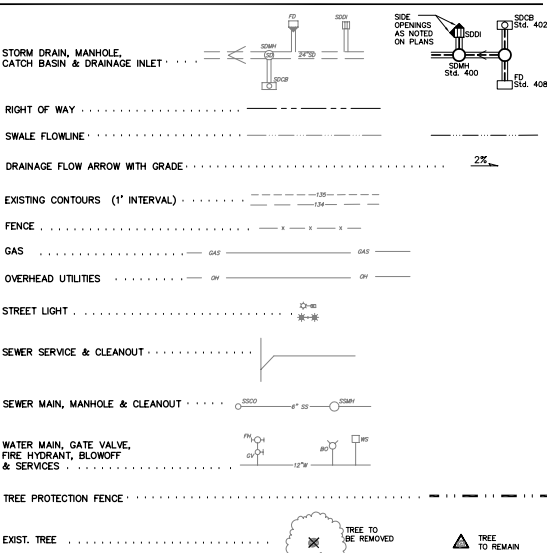
8. ALL CONDUIT TO BE USED SHALL BE A MINIMUM OF 2" DIAMETER, EXCEPT FROM EACH STREET LIGHT TO THE ADJACENT PULL BOX, WHICH MAY BE 1" DIAMETER PVC OR METAL, AND SHALL HAVE THE FOLLOWING COVER FROM THE TOP OF CONDUIT:

- A. WITHIN SIDEWALK OR PARKWAY AREAS 2'-0" MIN. SCHEDULE 40 PVC.
- B. WITHIN ROADWAY AREAS - 2'-6" MIN. SCHEDULE 40 PVC.
- OR 2'-6" MIN. SCHEDULE 80 PVC.

PRIVATE FIRE PROTECTION NOTE:

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

LEGEND







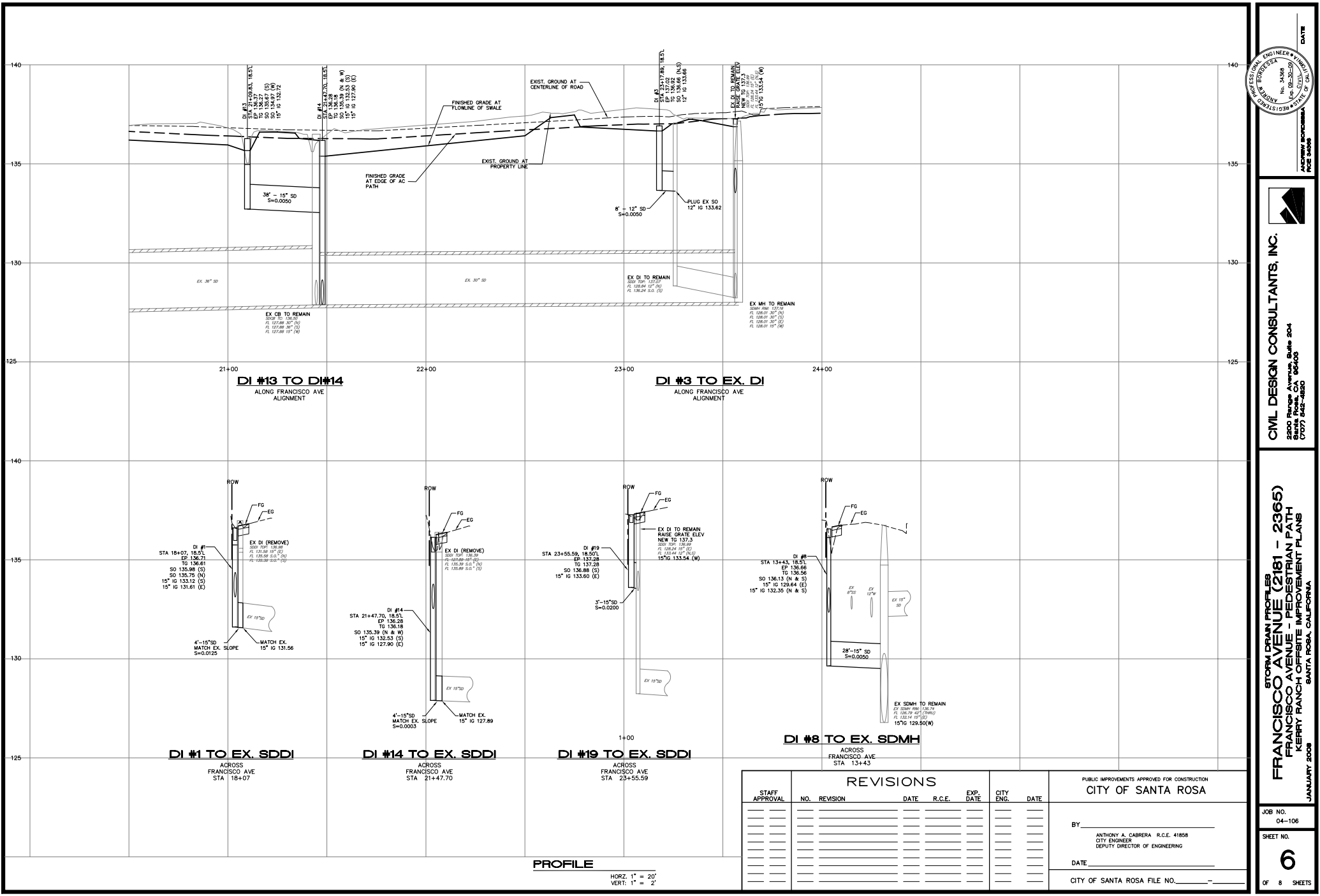
GENERAL NOTES	
NOTE NO.	NOTE
1	RELOCATE EX. SIGN PER CITY STD. 702
2	REMOVE EX. FENCE
3	3' AC RADIUS CONFORM
4	EXISTING SWALE ENTERING NEW SWALE
5	INSTALL TREE PROTECTION FENCING
6	REPLACE GRATE WITH PEDESTRIAN/BICYCLE RATED CHECKER PLATE COVER. RAISE TO EG.

NOTE:  
SEE DETAIL SHEET 2 FOR TYPICAL DRIVEWAY PAVING INFORMATION.

[illegible]







PROFILE  
HORIZ. 1" = 20'  
VERT. 1" = 2'

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

PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION	
CITY OF SANTA ROSA	
BY _____	R.C.E. 41858
CITY ENGINEER DEPUTY DIRECTOR OF ENGINEERING	
DATE _____	
CITY OF SANTA ROSA FILE NO. _____	

DATE

PROJECT NO. 04-106

SHEET NO.

6

OF 8 SHEETS

CIVIL DESIGN CONSULTANTS, INC.

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(707) 532-4420

STORM DRAIN PROFILES

FRANCISCO AVENUE (2181 - 2365)

FRANCISCO AVENUE - PEDESTRIAN PATH

KERRY RANCH OFFSITE IMPROVEMENT PLANS

SANTA ROSA, CALIFORNIA

JANUARY 2008

REGISTERED PROFESSIONAL ENGINEER

ANTHONY A. CABRERA

NO. 4446

EX. 03-26-09

CIVIL

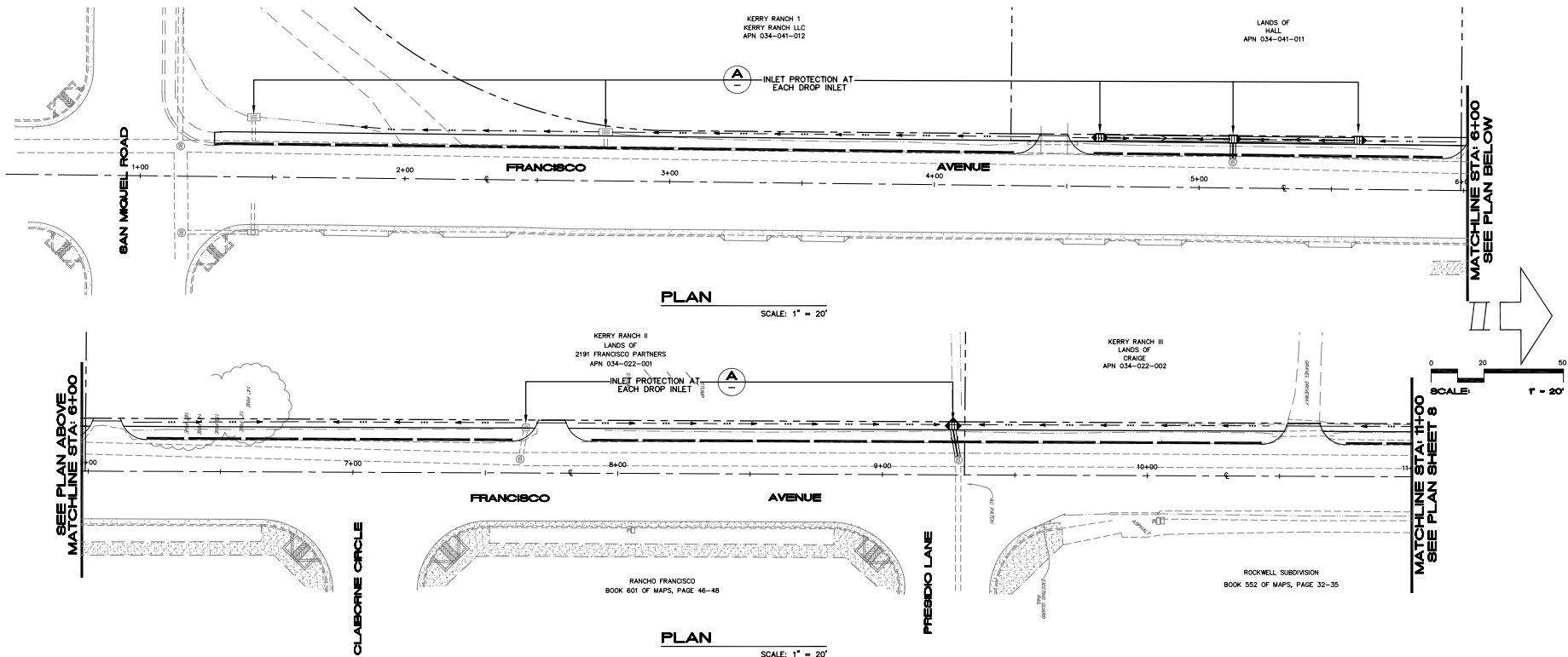
STATE OF CALIFORNIA

APPROVED FOR CONSTRUCTION

DATE 03-26-09

FILE 04-106





## EROSION AND SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL SHOWN ON THIS SHEET 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 BELOW THE CONSTRUCTION SITE IS 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. 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. BETWEEN OCTOBER 15 AND APRIL 15, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.

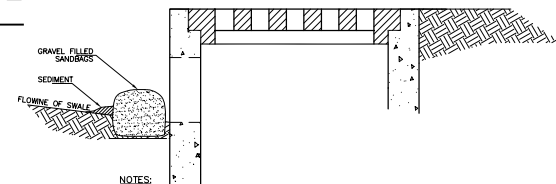
11. THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
12. DURING THE RAINY SEASON (TYPICALLY OCTOBER 15 TO APRIL 15) ALL SEDIMENT BARRIERS ARE TO BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND, IN ADDITION, AFTER EACH STORM. CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL MEASURES AND INLETS AFTER EACH SIGNIFICANT RAINFALL AND DAILY DURING PROLONGED STORM EVENTS. REMOVE SEDIMENTS WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.
13. UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.
14. ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.
15. ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.
16. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.
17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.
19. THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.
20. AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.
21. ALL BARE AND/OR DISTURBED SOIL SURFACES ALONG PROJECT SHALL BE HAND SEEDED AND FERTILIZED PER APPLICATION RATE TABLE ABOVE. AFTER SEED APPLICATION, APPLY NORTH AMERICAN GREEN EROSION CONTROL BLANKET (TYPE SC150BN), OR EQUIVALENT INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

## FERTILIZING AND SEEDING RATE MIXTURE TABLE

1. CAREFULLY MAINTAIN AN EVEN FINISHED GRADE TO INSURE PROPER SURFACE DRAINAGE, WITH RIDGES AND DEPRESSIONS REMOVED.
2. STEP 1: APPLY — FERTILIZER (16-20-0) 300 LBS. PER ACRE  
STEP 2: APPLY — SEED
3. SEED MIX: "NO MOW" SEED MIX, 87 LBS./ACRE COVERAGE

HARD FESCUE	75.92%
RK STRANBERRY CLOVER	9.90%
RK WHITE DUTCH CLOVER	4.98%
ACHILLEA RUERRA	4.90%
BABY BLUE EYES	2.94%
ENGLISH LAWN DAISY	0.60%
INERT MATTER	0.67%
WEED CROP	0.00%

ADDITIONAL SEED PER 1,000 SQ. FT.:  
ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY) 2.0 OZ.  
LUPINUS SUCCULENTUS (LUPINE) 2.0 OZ.



### NOTES:

1. THE SANDBAGS SHOULD BE OF WOVEN-TYPE GEOTEXTILE FABRIC.
2. SANDBAGS SHALL BE FILLED WITH 3/4" DRAIN ROCK OR 1/4" PEA GRAVEL.
3. INSPECT AND CLEAN THE BARRIER AFTER EACH SIGNIFICANT STORM (1" IN 24 HOURS) AND REMOVE SEDIMENT FROM BEHIND THE BAGS AFTER EVERY STORM.
4. ANY SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM THE TRAVELED WAY OF ROADS.
5. THE REMOVED SEDIMENT SHALL BE PLACED WHERE IT CANNOT ENTER A STORM DRAIN, STREAM, OR BE TRANSPORTED OFF SITE.



## INLET PROTECTION

NO SCALE

REVISIONS						PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION	
STAFF APPROVAL	NO.	REVISION	DATE	R.C.E.	EXP. DATE	CITY OF SANTA ROSA	
						BY	
						ANTHONY A. CABRERA R.C.E. 41858	
						CITY ENGINEER	
						DEPUTY DIRECTOR OF ENGINEERING	
						DATE	
						CITY OF SANTA ROSA FILE NO.	

JOB NO.  
04-106

SHEET NO.

7

OF 8 SHEET



CIVIL DESIGN CONSULTANTS, INC.

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(707) 542-4420

EROSION CONTROL PLAN  
FRANCISCO AVENUE (2181 - 2365)  
FRANCISCO AVENUE - PEDESTRIAN PATH  
KERRY RANCH OFFSITE IMPROVEMENT PLANS  
SANTA ROSA, CALIFORNIA

JANUARY 2008



DATE  
APPROVED BY  
PAGE 34/38

