Developer-Constructed Projects
Base Sheet Rev. Date: SEP 02, 2021

GENERAL NOTES

1. ALL CONSTRUCTION SHOWN ON THESE PLANS SHALL CONFORM TO THE MOST CURRENT TOWN OF WINDSOR (HEREINAFTER "TOWN" OR "TOW") DESIGN AND CONSTRUCTION STANDARDS, EARTHWORK CONSTRUCTION STANDARDS, AND CALTRANS STANDARD SPECIFICATIONS SECTION ON ASPHALT CONCRETE AS AMENDED THROUGH THE DATE OF TOWN APPROVAL OF THESE PLANS (HEREINAFTER "TOWN STANDARDS"), AND TO THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND STANDARD SPECIFICATIONS AS AMENDED THROUGH THE DATE OF TOWN APPROVAL OF THESE PLANS (HEREINAFTER "CALTRANS STANDARDS"). IN THE EVENT OF CONFLICT BETWEEN TOWN STANDARDS AND CALTRANS STANDARDS, TOWN STANDARDS SHALL PREVAIL.
2. ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN AND THE OWNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
3. CONTRACTOR SHALL INDEPENDENTLY REVIEW TOPOGRAPHY, AND TREE CONDITIONS THROUGHOUT THE SITE, AND ASSUME WHOLLY AND UNCONDITIONALLY THE RISK OF COMPLETING THE WORK SET OUT ON THESE PLANS, REGARDLESS OF GEOLOGY, WATER TABLE, OR OTHER CONDITIONS THAT CONTRACTOR MAY ENCOUNTER IN THE COURSE OF THE WORK.
4. WITH RESPECT TO TOWN AND ALL OTHER AGENCIES HAVING JURISDICTION OVER THE CONSTRUCTION TO BE PERFORMED, CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND PAY ALL APPLICABLE FEES PRIOR TO COMMENCING ANY CONSTRUCTION.
5. PRIOR TO ANY CONSTRUCTION ON TOWN PROPERTY OR WITHIN TOWN RIGHTS OF WAY OR EASEMENTS, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE TOWN. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF SAID PERMIT.
6. A PRECONSTRUCTION MEETING, INCLUDING TOWN, CONTRACTOR REPRESENTATIVES, AND ANY PERTINENT PROJECT CONSULTANTS IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. CONTACT THE TOWN PUBLIC WORKS DEPARTMENT AT 707-838-3137 TO SCHEDULE PRECONSTRUCTION MEETING.
7. CONTRACTOR SHALL NOTIFY THE TOWN PUBLIC WORKS DEPARTMENT AT 707-838-1230 TWO FULL TOWN OFFICE DAYS PRIOR TO COMMENCING CONSTRUCTION TO ALLOW SCHEDULING OF TOWN INSPECTION (TOWN OFFICE DAYS ARE MONDAY THROUGH THURSDAY, EXCLUSIVE OF TOWN HOLIDAYS). SUCH NOTICE SHALL ALSO BE PROVIDED PRIOR TO RESUMPTION OF CONSTRUCTION AFTER ANY PERIOD OF INTERRUPTION GREATER THAN SEVEN CALENDAR DAYS.
8. UNDERGROUND SERVICE ALERT: FOR NORTHERN CALIFORNIA USA CALL TOLL FREE AT 811 OR 800-642-244 AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION OR GROUND DISTURBING ACTIVITIES.
9. CONTRACTOR SHALL NOT BEGIN ANY EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE UTILITY OPERATOR. CONTRACTOR SHALL NOTIFY THE OPERATORS OF ANY POTENTIALLY AFFECTED UTILITIES AT LEAST TWO FULL WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION.
10. CONSTRUCTION WORK HOURS SHALL BE LIMITED TO 7:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, EXCLUSIVE OF FEDERAL HOLIDAYS. TOWN INSPECTION WILL BE AVAILABLE FROM 7:30 AM TO 11:30 AM AND FROM 1:30 PM TO 4:30 PM, MONDAY THROUGH FRIDAY, EXCLUSIVE OF FEDERAL HOLIDAYS. NO WORK IS PERMITTED ON WEEKENDS UNLESS AUTHORIZED BY THE TOWN ENGINEER.
11. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING NOISE, ODORS, DUST AND DEBRIS TO MINIMIZE IMPACTS ON SURROUNDING PROPERTIES AND ROADWAYS. CONTRACTOR SHALL BE RESPONSIBLE THAT ALL CONSTRUCTION EQUIPMENT IS EQUIPPED WITH MANUFACTURER'S APPROVED MUFFLER BAFFLES. FAILURE TO DO SO MAY RESULT IN THE ISSUANCE OF AN ORDER TO STOP WORK.
12. THE CONTRACTOR(S) SHALL BE REQUIRED TO MAINTAIN TRAFFIC FLOW ON AFFECTED ROADWAYS DURING NON-WORKING HOURS, AND TO MINIMIZE TRAFFIC RESTRICTION DURING CONSTRUCTION. CONTRACTOR(S) SHALL BE REQUIRED TO FOLLOW THE PROJECT TRAFFIC CONTROL PLAN, IF ONE HAS BEEN PROVIDED, AND TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE LATEST ADOPTED CALTRANS "CA MUTCD" (CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES). TOWN OF WINDSOR EMERGENCY SERVICE PROVIDERS SHALL BE NOTIFIED IN WRITING BY CONTRACTOR(S) AT LEAST 24 HOURS IN ADVANCE OF ANY PROPOSED CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY WHICH MIGHT AFFECT NORMAL TRAFFIC PATTERNS.
13. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL HALT CONSTRUCTION IMMEDIATELY, NOTIFY THE TOWN OF WINDSOR, AND IMPLEMENT REMEDIATION (AS DIRECTED BY THE TOWN OR ITS AGENT) IN ACCORDANCE WITH ANY REQUIREMENTS OF THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD.
14. ANY AND ALL EXCESS MATERIALS SHALL BE CONSIDERED THE PROPERTY OF THE CONTRACTOR AND SHALL BE RECYCLED TO MEET CONSTRUCTION WASTE RECYCLYING REQUIREMENTS BY THE TOWN AND ALL OTHER MATERIALS AND WASTE DISPOSED OF AWAY FROM THE JOB SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

WATER SYSTEM NOTES

1. THERE SHALL BE A FIVE HOUR MAXIMUM SHUTDOWN TIME OF EXISTING MAINS WHILE MAKING CONNECTION. A MINIMUM OF TWENTY-FOUR HOUR WRITTEN NOTICE OR DIRECT COMMUNICATION OF SHUTDOWN SHALL BE GIVEN TO ALL WATER CUSTOMERS BY CONTRACTOR. EXISTING VALVES SHALL BE OPERATED BY TOWN PERSONNEL ONLY. NO WATER MAIN CONNECTIONS ARE PERMITTED ON FRIDAY, WEEKENDS, ON A HOLIDAY, OR ON ANY DAY PRECEDING A HOLIDAY.
2. NO. 10 INSULATED COPPER WIRE SHALL BE LAID ON TOP OF AND ALONG ENTIRE LENGTH OF ALL MAINS AND SHALL BE EXTENDED TO THE SURFACE AT ALL VALVE LOCATIONS, BLOW OFFS, AND METER BOXES SUFFICIENTLY FOR LOCATOR EQUIPMENT TO BE ATTACHED. FASTEN THE WIRE TO THE TOP OF THE PIPE SO AS NOT TO BE DISPLACED BY BACKFILLING PROCEDURE (ONE METHOD OF ACCOMPLISHING THIS IS TO AFFIX THE WIRE TO THE TOP OF THE PIPE WITH DUCT TAPE AT APPROXIMATELY 10 FEET INTERVALS).
3. ALL TRENCHING, BACKFILL AND RESURFACING REQUIRED FOR INSTALLATION OF WATER SYSTEM FACILITIES SHALL BE PER TOW STD PLAN NO. 501.
4. ONLY TOWN OF WINDSOR PERSONNEL SHALL OPERATE VALVES ON EXISTING WATER MAINS OR WATER SERVICES.
5. ALL POLYETHYLENE WATER SERVICE TUBING SHALL BE SDR 9, 200 PSI CONFORMING TO ASTM D_2737.
6. ALL METER BOXES, VAULTS AND PITS SHALL BE BEDDED ON A 3" MINIMUM THICK, 3/4" DRAIN ROCK, CLASS 2 AB, OR OTHER TOWN APPROVED CLEAN MATERIAL WITH A SAND EQUIVALENT OF 20 MINIMUM, UNCONTAMINATED BY NATIVE SOIL, AGAINST COMPACTED OR UNDISTURBED BASE. THE GRAVEL BED SHALL EXTEND TO A 4" MINIMUM BEYOND ALL SIDES OF THE METER BOX. BOX SHALL BE SET FLUSH WITH TOP OF CURB, SIDEWALK OR GROUND, WHICHEVER IS APPLICABLE. LOT NUMBERS MUST BE NOTED ON TOP SIDE OF METER BOX WITH A PERMANENT MARKING PEN.
7. METER BOXES SHALL BE LOCATED OUT OF TRAFFIC LOADING AREAS WHENEVER POSSIBLE, OR IF APPROVED BY THE TOWN SHALL BE TRAFFIC RATED (TRAFFICABLE) METER OR VALVE BOXES.
8. METER BOXES AND VAULTS SHALL BE SET SO THAT THE READING LIDS ARE ALIGNED OVER THE METER REGISTERS, AS CLOSELY AS POSSIBLE.
9. GASKETS FOR FLANGE FITTINGS SHALL CONFORM TO AWWA STD C115.
10. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE TOWN OF WINDSOR SYSTEM, INCLUDING CONNECTIONS BYPASSING METER FOR TESTING ONSITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED. WHEN A SUBDIVISION WATER MAIN HAS BEEN ACCEPTED AND TIED-IN THE INDIVIDUAL CURB STOPS WILL BE LOCKED OFF WITH CABLE TIES. CUTTING OFF OR TAMPERING WITH THE CABLE TIES WILL CONSTITUTE A STRAIGHT TIE-IN CONNECTION. SUCH CONNECTIONS WILL BE SEVERED BY THE TOWN AND COULD RESULT IN SUBSTANTIAL PENALTIES.
11. WHEN A CONNECTION IS REQUIRED TO AN EXISTING WATER MAIN, THE CONTRACTOR SHALL PROVIDE ALL EXCAVATION, SHORING, BACKFILL AND TRENCH RESURFACING PER TOW STD PLAN NO. 501. WHERE THE CONNECTION IS TO BE A "HOT TAP", THE CONTRACTOR SHALL PROVIDE AND INSTALL THE TAPPING VALVE AND SLEEVE, UNDER TOWN INSPECTION, AND ANY OTHER HARDWARE REQUIRED AND WILL MAKE THE TAP. NO HOT TAP SHALL BE MADE WITHIN 4 FEET OF A JOINT (MEASURE FROM JOINT TO CENTERLINE OF INTERSECTING PIPE). IF NECESSARY THE JOINT SHALL BE REMOVED, AND THE PROPOSED HOT TAP SHALL BE REPLACED WITH A "CUT-IN" TEE. WHEN A "CUT-IN" TEE AND VALVE(S) ASSEMBLY IS REQUIRED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE AND INSTALL THE ENTIRE ASSEMBLY (INCLUDING VALVES), AND ANY THER HARDWARE NECESSARY UNDER TOWN INSPECTION, AND SHALL PROVIDE ALL OTHER WORK AND MATERIALS NECESSARY TO COMPLETE THE INSTALLATION TO TOWN STANDARDS.

NOTIFICATION FOR INSPECTIONS

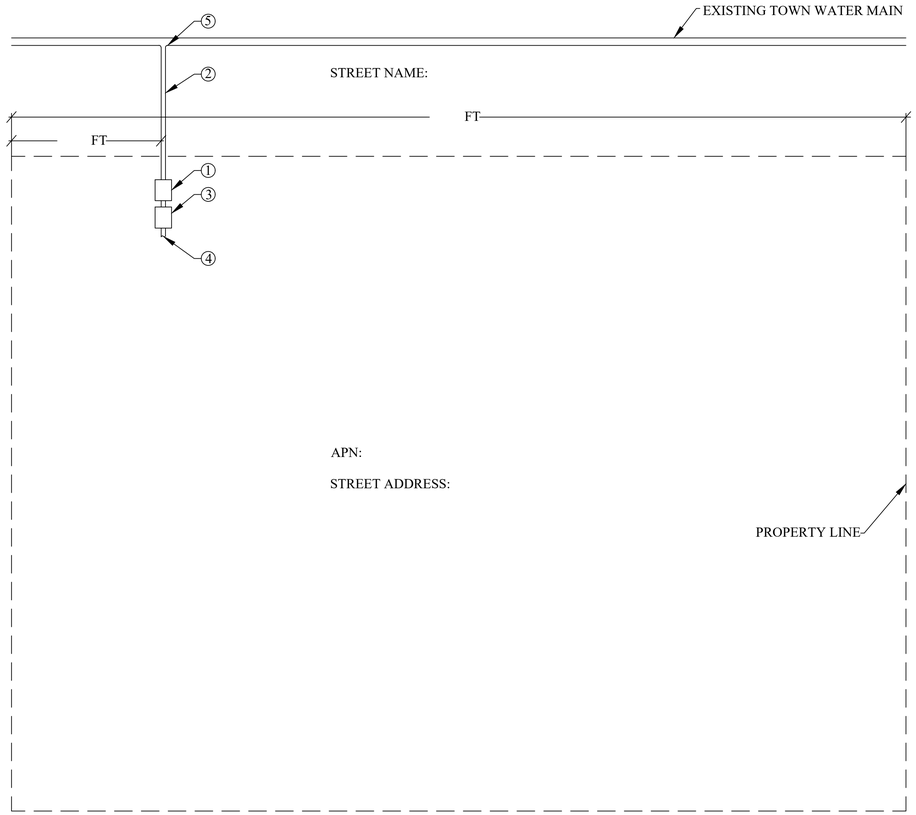
1. INSPECTION AND APPROVAL OF ALL WORK SHALL BE NECESSARY DURING AND AT THE COMPLETION OF EACH OF THE FOLLOWING STAGES OF WORK AND SUCH APPROVAL MUST BE OBTAINED BEFORE SUBSEQUENT STAGES OF WORK MAY BE COMMENCED. ADDITIONALLY, THE INSPECTOR SHALL BE NOTIFIED AT LEAST TWO (48 HRS) WORKING DAYS IN ADVANCE BEFORE ANY OF THE FOLLOWING STAGES OF WORK ARE COMMENCED.
2. ANY CONSTRUCTION OR EXCAVATION REQUIRING INSPECTION THAT IS UNDERTAKEN WITHOUT INSPECTION IS SUBJECT TO RE-CONSTRUCTION AND RE-EXCAVATION AT THE CONTRACTOR'S EXPENSE.
3. INSPECTION MUST BE SCHEDULED FOR THE FOLLOWING WORK:
   A. DEMOLITION, GRADING, AND COMPACTION AND PREPARATION OF BUILDING PADS, EMBANKMENTS, EXCAVATIONS, AND SUBGRADE.
   B. BACKFILLING FOR ALL STRUCTURES, PIPES, AND UTILITY TRENCHES.
   C. PLACING OF PAVEMENT OR SURFACING. WITHIN 48 HOURS OF PAVING, ALL WATER VALVE BOXES AND OTHER "IRON" WILL BE BROUGHT TO GRADE AND INSPECTED.
   D. PLACING OF STRIPING, STREET LIGHTS AND ALL PLACARD OR ELECTRONIC SIGNAGE.
   E. FINAL CLEAN-UP.
   F. UPON COMPLETION OF CONSTRUCTION, FINAL CONNECTION WILL BE MADE BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE UNDER INSPECTION BY THE TOWN INSPECTOR, UNLESS OTHERWISE SPECIFIED ON THE PLANS.

TOWN OF WINDSOR

COMMERCIAL WATER SERVICE IMPROVEMENT PLAN

APPLICABLE TOWN STANDARD DRAWINGS

Standard No.	Description
STD. NO. 501	STANDARD TRENCH DETAIL
STD. NO. 507	2" DOMESTIC WATER SERVICE WITH BRASS AND POLYETHYLENE LATERAL
STD. NO. 508	2" DOMESTIC WATER SERVICE WITH POLYETHYLENE LATERAL
STD. NO. 510	REDUCED-PRESSURE BACKFLOW PREVENTER



GENERAL UNDERGROUND NOTES

1. NO GUARANTEE IS INTENDED THAT UNDERGROUND OBSTRUCTIONS, NOT SHOWN ON THESE PLANS, WILL NOT BE ENCOUNTERED. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND THE CONTRACTOR IS CAUTIONED THAT THE OWNER, THE ENGINEERS, AND THE TOWN OF WINDSOR ASSUME NO RESPONSIBILITY FOR ANY OBSTRUCTIONS EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES WORKING WITHIN THE LIMITS OF THIS PROJECT.
2. CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THAT PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 2 FULL WORKING DAYS BEFORE STARTING WORK. PER CALIFORNIA GOVERNMENT CODE 4216.9 ANY PERMITTEE PLANNING TO EXCAVATE OR TRENCH WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED TO OBTAIN AN INITIAL TICKET BY A REGIONAL NOTIFICATION CETNER" USA NORTH 811 (PHONE 811).
3. CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES. BURIED UTILITIES INCLUDE NOT LIMITED TO WATER MAINS AND LATERALS, SEWER LINES, STORM DRAINS, GAS MAINS AND LATERALS, ELECTRICAL DISTRIBUTION LINES AND TELEPHONE LINES. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO THE START OF CONSTRUCTION, OR NEW UTILITIES SHALL BE PLACED AS TO NOT BE IN CONFLICT WITH EXISTING UTILITIES.
4. THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE PROJECT AND/OR DESIGN ENGINEER MAY ADJUST THE GRADE OF NEW UNDERGROUND CONSTRUCTION ACCORDINGLY WITH CONCURRENCE FROM THE TOWN.
5. DISTANCES AND INVERTS ARE TO AND AT THE CENTER OF THE MANHOLES, CLEANOUTS, DROP INLETS, CATCH BASINS, YARD DRAINS, PIPE OR CONDUITS, OR AS MARKED ON THE DRAWINGS.
6. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.
7. THE CONTRACTOR SHALL STAMP THE LETTER "S" ON THE FACE OF CURB DIRECTLY ABOVE THE SEWER LATERAL, AND THE LETTER "W" ON THE FACE OF CURB DIRECTLY ABOVE WATER SERVICES, AND THE LETTER "B" ON FACE OF CURB DIRECTLY ABOVE A BLOW OFF OR AIR RELIEF VALVE AND THE LETTER "R" DIRECTLY ABOVE RECYCLED WATER SERVICES. AT A DRIVEWAY, THE STAMP SHALL BE PLACED AT THE BACK OF RAMP. THE LETTERS SHALL BE 4" HIGH AND COMPLETELY LEGIBLE.
8. SERVICE LATERALS, OTHER THAN THOSE SHOWN OR NOTED ON THE PLANS, SHALL NOT BE INSTALLED PRIOR TO OBTAINING TOWN APPROVAL.
9. WATER AND SEWER SERVICE LATERALS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF 5 FEET CLEAR.
10. ITEMS SPECIFIED ON THE STANDARD PLANS ARE APPROVED FOR USE BY THE TOWN OF WINDSOR. ALL SUBSTITUTES OR ALTERATIONS SHALL BE SUBMITTED TO THE TOWN OF WINDSOR FOR APPROVAL.

SHEET NOTES

① PLACE METER BOX LOCATION PER TOWN STD 507 OR 508.
- 6" MIN. BEHIND BACK OF CURB FOR PLANTER STRIP APPLICATION.
- 6'-0" MIN. BEHIND FACE OF CURB WHEN NO SIDEWALK IS PRESENT.
- 6'-0" MIN. TO EDGE OF PAVEMENT WHEN NO CURB OR SIDEWALK IS PRESENT.
- 6" MIN. BEHIND BACK OF SIDEWALK WHEN SIDEWALK IS CONTIGUOUS TO THE CURB.

② TRENCHING PER TOWN STD 501. REPLACE ANY DAMAGED STRIPING.

③ PROVIDE A BACKFLOW PER TOWN STD 510.

④ IMPROVEMENTS BEYOND THIS POINT WILL REQUIRE A BUILDING PERMIT.

⑤ REFER TO WATER SYSTEM NOTES NUMBER 11 FOR CONNECTION TO EXISTING WATER MAIN.

TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT	
APPROVED BY:	DATE:
SHANNON COTULLA PUBLIC WORKS DIRECTOR/TOWN ENGINEER	
Town approval is valid for 2 years from date of Town Engineer approval. If encroachment permit for the improvements are not secured within 2 years, plans are subject to subsequent review and approval.	
STREET ADDRESS:	
COMMERCIAL WATER SERVICE IMPROVEMENT PLAN	
DATE:	BUILDING PERMIT #: (TO BE FILLED OUT BY TOWN STAFF)

FOR REDUCED PLANS, THE O
ORIGINAL SCALE IS IN INCHES
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Images: Xrefs:
Paths: I:\30 - Public Works\Land Dev\$ Standards & References\Improvement Plan Templates\Residential Water Service Plan\Residential Water Service Plan_2023-01-25.dwg Layout Name: Commercial - Water Plot Date: Feb 02, 2023 at 13:27