

IMPROVEMENT PLANS

DENNIS LANE (2031)
SANTA ROSA, CA 95409
APN 059-010-060

2 PROPOSED LOTS ON 1.00 ACRE, CC17-006

Project Information

Project Site Address: 2031 DENNIS LANE
SANTA ROSA, CA 95409

Owner/Developer: VIJAY KHIROYA
1972 DENNIS LANE
SANTA ROSA, CA 95409 (707) 695-0911

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

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

Acres: 1.0 ACRES

SURVEY INFORMATION

MAP BENCHMARK AND DATUM NOTE:
BENCHMARK: D-227
BRASS DISK IN MONUMENT WELL AT HOPPER AVE. AND COFFEY LANE, MOST EASTERLY
OF TWO MONUMENTS 8 FEET APART. ELEVATION 140.685.

Sheet Index

- C1. TITLE SHEET
- C2. CONSTRUCTION NOTES
- C3. ONSITE IMPROVEMENTS
- C4. OFFSITE IMPROVEMENTS

Abbreviations

APN	ASSESSOR'S PARCEL NUMBER
BGFF	BACK OF GARAGE FINISHED FLOOR
CL	CLASS
C.U.E.	COMMON USE EASEMENT
E.P.	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX.	EXISTING
E.V.A	EMERGENCY VEHICLE ACCESS EASEMENT
E.E.E.	EMERGENCY EGRESS EASEMENT
FF	FINISH FLOOR
FG	FINISHED GRADE
FGFF	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
TYP.	TYPICAL

Legend

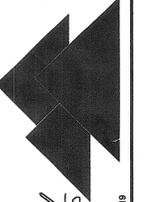
	PROJECT PROPERTY LINE
	ADJOINING PROPERTY LINE
	WATER SERVICE
	PRIVATE WATER COMMON TRENCH
	EXISTING WATER MAIN
	SEWER SERVICE
	SEWER
	EXISTING SEWER
	DRY UTILITY SERVICE
	DRY UTILITY JOINT TRENCH
	EXISTING OVERHEAD ELECTRIC
	DRAIN PIPE
	EXISTING STREET CENTER LINE
	PROPOSED FENCE
	PROPOSED AC PAVEMENT
	SUSMP BASIN
	PROPOSED CONCRETE



Know what's below.
Call before you dig.

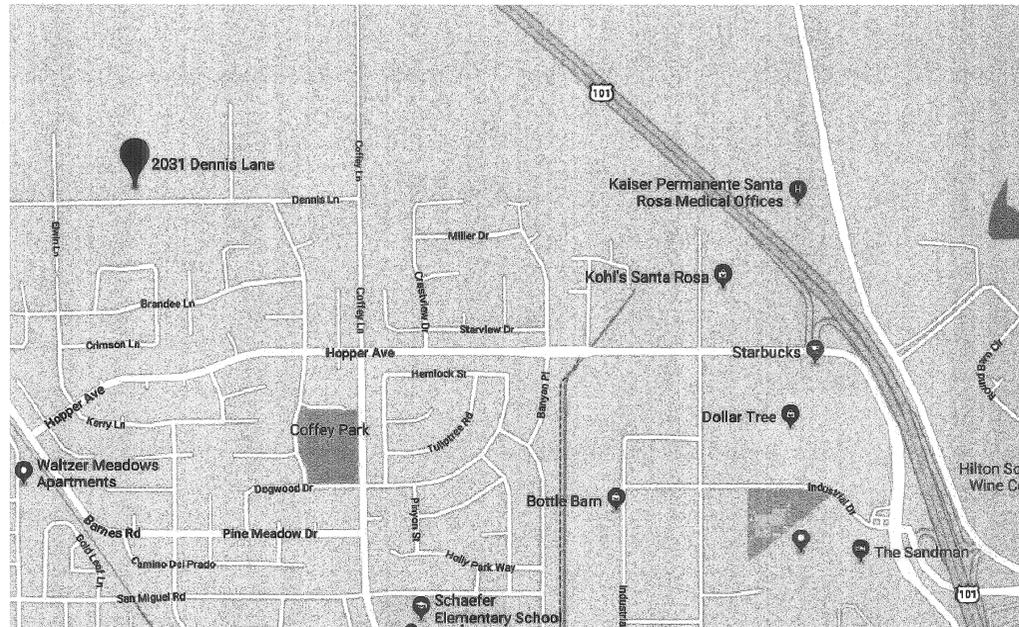
DATE	
BY	
DESCRIPTION	
REVISION	

Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16190 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134, Fax: (707) 433-0135



TITLE SHEET
DENNIS LANE (2031)
SANTA ROSA, CA 95403
VIJAY KHIROYA

Date:	8/28/2019
Scale:	NO SCALE
Drawn:	MRM/CC
APN:	059-010-060
Job:	19-32
Sheet:	C1
	1 of 4



Aerial Map
NTS

DESCRIPTION	SIZE	TYPE	LENGTH
ONSITE CULVERT	10"	HDPE	140 LF
OFFSITE CULVERT	15"	RCP	40 LF
WATER SERVICE	18"	RCP	24 LF
BOX INLET	24"x24"	TWO INLETS	-

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

PROJECT START	
PROJECT END	
CONTR.	
SUPER.	
UN. GR. CONT.	
SUPER.	
SEWER PIPE	
WATER PIPE	
WATER VALVES	
TEES, WYES, FTGS.	
FIRE HYDRANT	
INSPECTOR	
PROJECT DATA BY	
PEDESTRIAN RAMPS	
OTHER	

I, _____, 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 FINAL APPROVED PLANS. THE ENGINEER AND THE CITY WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. FIELD VERIFICATION OF CRITICAL FACTS AND DATAS SHOULD BE MADE IF THESE DOCUMENTS ARE TO BE USED AS A BASIS FOR FUTURE WORK.	
ENGINEER'S NAME	DATE

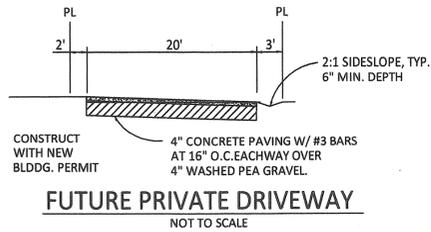
DEPARTMENT	INITIALS	DATE
FIRE UTILITIES PROJECT ENGINEER		12-19-19

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.

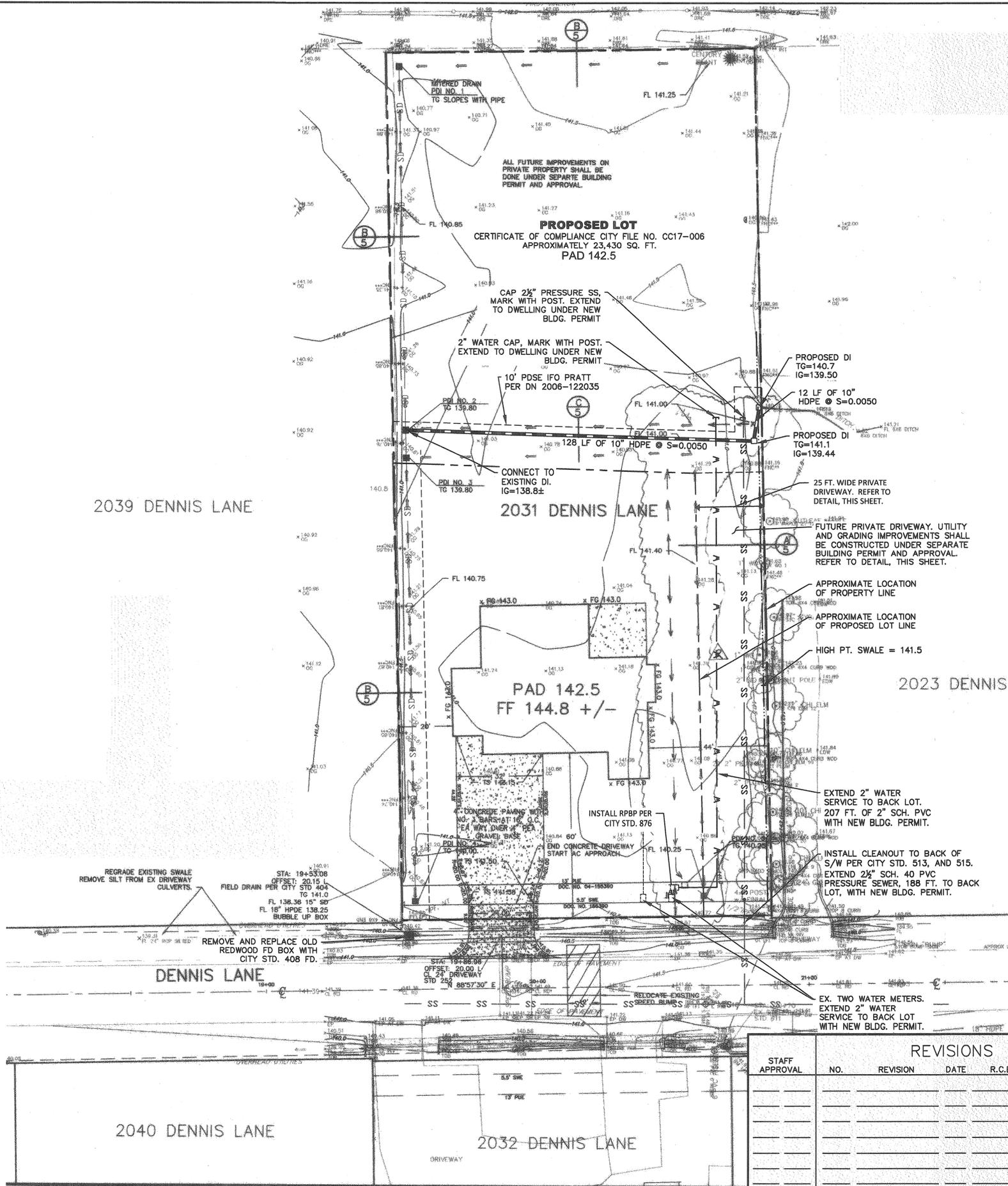
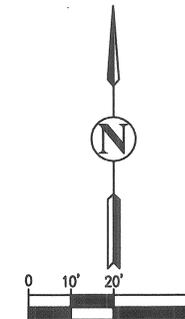
STAFF APPROVAL	NO.	REVISION	DATE	R.C.E.	EXP. DATE	CITY ENG.	DATE

BY		R.C.E. 65663
DATE	12/19/19	
CITY OF SANTA ROSA FILE NO. 2019-060		

12/19-2019-32 - MRM/CC 12/18/2019 2:41pm



Know what's below.
Call before you dig.



NOTE:
-SEE CITY FILE NO. 2004-0105 FOR ALL DETAILS REFERENCED HEREIN, EXCEPT A/5 BEING REVISED WITH THIS SET OF PLANS.

-ALL BACKGROUND TOPOGRAPHIC AND UNDERGROUND INFORMATION SHOWN HEREIN WAS COMPILED FROM CITY FILE 2004-0105, RECORD DRAWINGS, DATED JANUARY 01, 2006, AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL WORK PER THIS PLAN IS SHOWN IN BOLD. NO UNAUTHORIZED CHANGES HEREIN OR TO CITY FILE 2004-0105 IS PERMITTED PRIOR TO CITY OF SANTA ROSA APPROVAL.

-INDIVIDUAL SIDE YARD FENCES AND GATES WILL BE PROVIDED WITH BUILDING PERMIT AND NOT WITH THESE PLANS.

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

PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION
CITY OF SANTA ROSA

BY: DAVID M. SUHIM
CITY ENGINEER
CITY OF SANTA ROSA

DATE: 12/9/19

R.C.E. 65663

CITY OF SANTA ROSA FILE NO. 2019-060

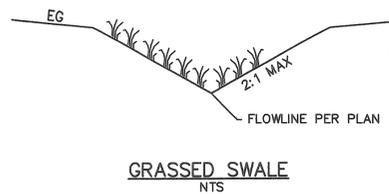
ON SITE IMPROVEMENTS

DENNIS LANE (2031)
SANTA ROSA, CA 95403
VIJAY KHIROYA

Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 493-0194; Fax: (707) 493-0195

PROFESSIONAL ENGINEER
VIJAY KHIROYA
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 70877
EXPIRES 12/31/2024

Date: 8/28/2019
Scale: 1" = 20'
Drawn: MRM/CC
APN: 059-010-060
Job: 19-32
Sheet: C3
3 of 4



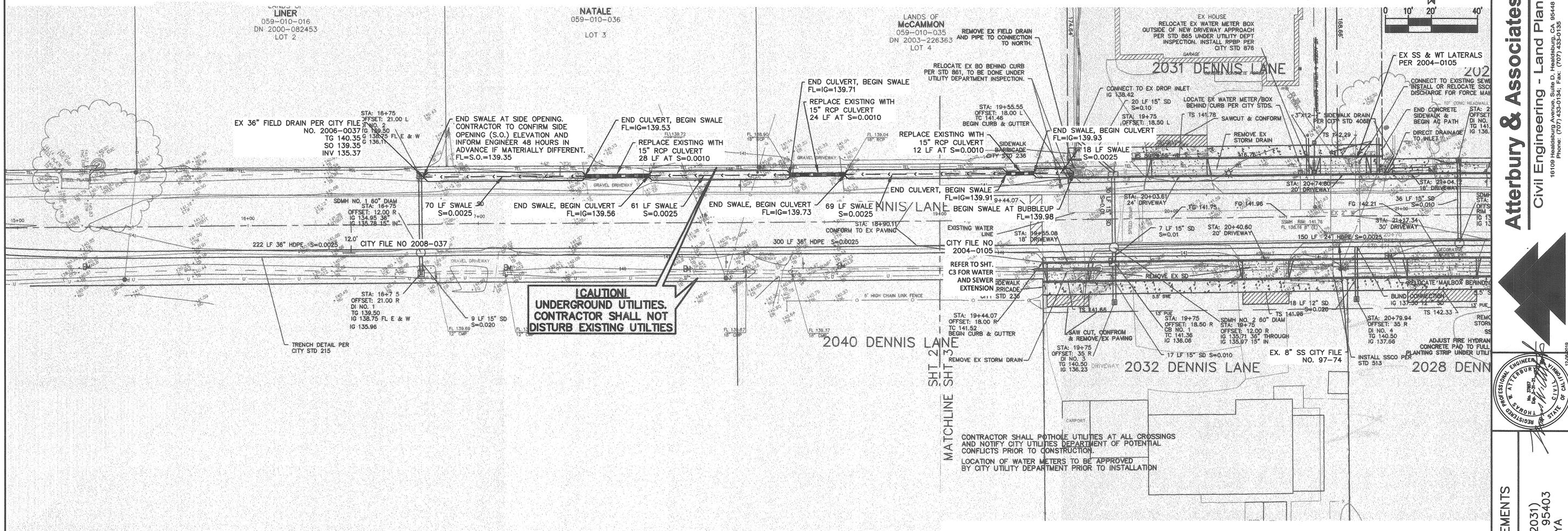
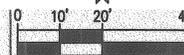
NOTE:
-ALL PROPOSED CULVERTS SHALL BE RCP. NO HDPE SHALL BE USED OUTSIDE PAVED AREAS.
-ALL BACKGROUND TOPOGRAPHIC AND UNDERGROUND INFORMATION SHOWN HEREIN WAS COMPILED FROM CITY FILE 2007-0034 (UNCONSTRUCTED), AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL WORK PER THIS PLAN IS SHOWN IN BOLD. NO UNAUTHORIZED CHANGES HEREIN OR TO CITY FILE 2007-0034 IS PERMITTED PRIOR TO CITY OF SANTA ROSA APPROVAL.



Know what's below.
Call before you dig.



FOR ALL PROPOSED SS AND WATER LATERALS TO THE BACK LOT - REFER TO SHT. C3, WHICH SUPERSEDES 2001-0034



CAUTION!
UNDERGROUND UTILITIES.
CONTRACTOR SHALL NOT
DISTURB EXISTING UTILITIES

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

PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION
CITY OF SANTA ROSA

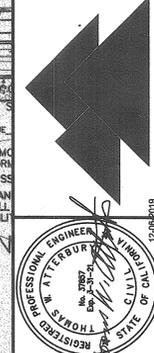
BY: *David M. Whim*
DAVID M. WHIM
CITY ENGINEER
CITY OF SANTA ROSA
R.C.E. 65663

DATE: 12/19/19

CITY OF SANTA ROSA FILE NO. 2019-060

REVISION	DESCRIPTION	BY	DATE

Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
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OFFSITE IMPROVEMENTS
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4 of 4

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