

MARRON ROAD VENTURES

794 Los Olivos Ct





Santa Rosa, California

APN 181-040-073

- KEY NOTES:**
- ① PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY STRUCTURAL SECTION, NOTIFY ENGINEER IF DIFFERENT.
 - ② PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY POC LOCATION.
 - ③ PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY WATER LINE SIZE.
 - ④ EXTEND WATER TO RESIDENCE FROM EXISTING WATER SERVICE STOBOUT. FIELD VERIFY SPRINKLER CONSULTANT
 - ⑤ WATER LINE SIZE TO BE COORDINATED WITH FIRE SPRINKLER CONSULTANT
 - ⑥ CONTRACTOR TO VERIFY EXISTING SEWER LATER LOCATION PRIOR TO CONSTRUCTION.
 - ⑦ EXTEND SEWER LATERAL TO SERVICE CONNECTION AT RESIDENCE COORDINATE POC WITH PLUMBING PLAN WITH 4" ABS @ 2% MIN. FIELD VERIFY LOCATION OF EXISTING LATERAL.
 - ⑧ CONTRACTOR TO COORDINATE DOWNSPOUT LOCATION IN FIELD WITH ARCHITECT.
 - ⑨ SUB-DRAINS AND FOUNDATION DRAINS PER GEOTECHNICAL RECOMMENDATIONS.
 - ⑩ 3x3" (MIN) CONCRETE LANDING WITH 2% MAX SLOPE IN ANY DIRECTION
 - ⑪ DRIVEWAY SHALL NOT HAVE A GRADE STEEPER THAN 5% WITHIN 10 FEET OF GARAGE OR CARGORT ENTRY PER ZONING CODE SECTION 20-32.050(A)(3)

KEY NOTES:

HATCHING LEGEND:

	CONCRETE (BY OTHERS)		MAX PAD
	DECK (BY OTHERS)		AC DRIVE

DEMOLITION LEGEND:

- EX TREE TO BE REMOVED

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		SEWINTAKE SEWER & MANHOLE
		SEWINTAKE SEWER & CLEANOUT
		SEWINTAKE SEWER LATERAL
		STORM DRAIN & AREA DRAIN (AD)
		ROOF DRAIN & DOWN SPOUT (DS)

PROJECT BENCHMARK

- BM#1: SET REBAR & CAP, ELEVATION=247.46
BM#2: SET REBAR & CAP, ELEVATION=276.59

OWNER INFORMATION

CONTACT: JIM FRANKLIN

PO BOX 1156
(916) 826-3203

FOLSOM, CA 957

CIVIL ENGINEER

JAMES JENSEN
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GRADING QUANTITIES:

No account has been taken for stripings, expansion, contraction. Volumes should be verified and determined independently by the contractor.

<u>CUT</u>	<u>FILL</u>	<u>TOTAL</u>
245 CY	58 CY	187 CY (CUT)

Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown these plans may require revisions(s) to the grading Area of Disturbance = 0.2 Acres

LOCATION MAP

STORM DRAIN SCHEDULE	
CHANNEL DRAIN	NDS DURA SLOPE CHANNEL DRAIN WITH GATE & BOTTOM OUTLET (OR APPROVED EQUAL)
AD-1	4" NDS DRAIN WITH GATE (OR APPROVED EQUAL)
FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION	
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SNAP)	
STORM DRAIN PIPE SHALL BE PVC, OR HOPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS)	

GENERAL NOTES

1. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF UTILITIES WITH APPROPRIATE AGENCIES PRIOR TO STARTING WORK.
2. CONSTRUCTION TO COMPLY WITH ANY NOTES OR RESTRICTIONS SHOWN ON THE FINAL MAP, SUBDIVISION IMPROVEMENT PLANS, ZONING ORDINANCES, SOILS REPORT OR OTHER APPLICABLE ITEMS.
3. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY INCLUDING PUBLIC EASEMENTS, REQUIRES AN EASEMENT/PERMIT FROM THE ENGINEERING DEPT.
4. NO STRUCTURE MAY ENVOUCH ON ANY PUBLIC WATER OR SEWER EASEMENT ABOVE OR BELOW THE SURFACE OF THE GROUND. THIS INCLUDES FOOTINGS OF FOUNDATIONS OR EAVES FROM THE ROOF OF ANY ADJACENT STRUCTURES.
5. FINISH GRADE AROUND STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. 5% FOR A MINIMUM OF 10'.
6. CONTRACTOR SHALL PROVIDE A 4" VERTICAL CURVE AT THE ENDS OF THE DRIVEWAY (AT PROPOSED AND EXISTING DRIVEWAYS) AND TRANSITIONS FOR VEHICLE ENTRY AND EXIT.
7. EXCESS EARTH TO BE REMOVED TO A SITE APPROVED BY THE CITY OF SANTA ROSA FIRE DEPARTMENT AND BUILDING DIVISION.
8. FOR ALL BUILDING DIMENSIONS, SEE ARCHITECT'S FLOOR PLAN, WALKWAY LOCATIONS SHOWN ON THIS PLAN ARE DIAPHRAGMATIC ALIGNMENTS SHOULD BE COORDINATED WITH THE PLANNING DEPARTMENT THAT WALKS ARE CENTERED ON DOORWAYS, BETWEEN COLUMNS, ETC.
9. CONTRACTOR SHALL PROVIDE EROSION PREVENTION AND SEDIMENT CONTROL DURING CONSTRUCTION PER CITY APPROVED BEST MANAGEMENT PRACTICES.
10. PUBLIC UTILITY EASEMENTS MAY CONTAIN ELECTRICAL TRANSFORMERS, OTHER UTILITY VALVES, MAIL BOXES, LIGHT POLES, SLOTTED DRAINAGE, ETC. BY THE LOCAL GOVERNING AGENCIES THE BUYER(S) SHOULD INSPECT THE SPECIFIC LOT THE BUYER(S) WISH TO PURCHASE TO DETERMINE WHAT IS CONTAINED WITHIN THE PUBLIC EASEMENT.
11. ALL ONSITE SWALES SHALL BE PERMANENTLY MAINTAINED BY THE HOMEOWNER SUCH THAT THEY FUNCTION PROPERLY AND NO LOT TO LOT DRAINAGE OCCURS.
12. THIS PLOT PLAN IS PREPARED TO ILLUSTRATE THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATION TO PROPERTY LINE, DESIGN DRAINAGE CONTROL, ELEVATIONS, AND DIRECTION OF DRAINAGE FLOW TO CONFORM WITH LOCAL ORDINANCES WITH THE PURPOSE OF BUILDING PERMIT ISSUANCE. THIS PLOT PLAN IS APPROXIMATE EXCEPT FOR THOSE RETIACKS WHICH ARE MINIMUMS REQUIRED BY ORDINANCE. THIS PLAN WAS PREPARED AS A CONSTRUCTION TOOL AND DOES NOT REPRESENT THE "AS-BUILT" CONDITION WHICH MAY VARY IN SOME DEGREE FROM THE DESIGN.
13. A GRADING AND DRAINAGE BE PREPARED TO BE REVIEWED AND APPROVED TO THE CITY BUILDING INSPECTION BY THE ENGINEER OF RECORD VERIFYING THAT THE GRADING AND DRAINAGE HAS BEEN COMPLETED PER THE APPROVED PLOT PLAN, ANY EXCEPTIONS SHALL BE NOTED IN AN AS-BUILT PLAN. THE CITY OF SANTA ROSA SHALL DETERMINE THE INTENT OF THE CALIFORNIA BUILDING CODE REQUIREMENTS.
14. ROOF WILL DRAIN TO DOWNSPOUTS AND FLOW TO SIDE YARD SWALE.

SCALE:AS SHOWN

Date: September 28, 2021

Design by: IAL
Drawn by: EB

Checked by: JLJ

MARRON ROAD VENTURES
SITE/PLOT PLAN
LOT #3 (SEE PARCEL MAP)

794 Los Olivos Road
Santa Rosa, California
APN 181-040-073

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James L. Jensen, RCE 73042
My license expires 12/31/2022



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