CAROL LANE

SS 8

15"SD

proposed lot line

R=14.00'
Δ=8°14'18"
L=2.01'

R=26.00'
Δ=31°47'18"
L=14.43'

N 18°17'48" E 26.55'

R=15.00'
Δ=10°01'51"
L=2.63'

R=25.00'
Δ=28°37'12"
L=12.49'

R=80.00'
Δ=3°56'37"
L=5.51'

PLTR
CD
SW
CB
RB
DWY
8"SD
8"SS
LINDEN PLACE

N 23°31'25" W 89.73'

15.50'

19.50'

16.13'

GFF 192.0

GFF 194.0

TG 190.8

TG 190.1

FG 190.2

RG

N 70°45'39" E 53.65'

N 70°45'39" E 28.86'

19.16'

24.5'

N 23°31'25" W 70.19'

S 66°28'35" W 8.00'

N 23°31'25" W 52.24'

4'

191
192
193

14

15

UNIT A
FF 194.50
PAD 193.5
(TWO STORY)
1747 LINDEN LANE

UNIT B
FF 192.50
PAD 191.5
(TWO STORY)
1031 CAROL LANE

AC

TC 193.67

REGISTERED PROFESSIONAL ENGINEER
MICHAEL B. ROBERTSON
No. 29640
CIVIL
STATE OF CALIFORNIA

2-28-20

GRAPHIC SCALE
0 5 10
(IN FEET)
1 inch = 10 ft.

City of Santa Rosa
Planning & Economic
Development Department
10/19/2020
RECEIVED

ROBERTSON ENGINEERING Inc
2300 BETHARDS DRIVE, SUITE L,
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office@robertsonengineering.net

1031 CAROL LANE & 1747 LINDEN LANE-DUPLEX

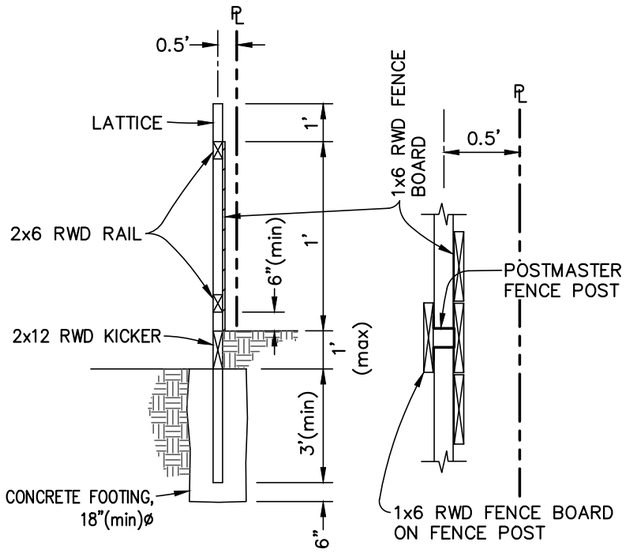
LOT AREA 6,990 SF
SANDALWOOD - LOT 14
SANTA ROSA, CA

SHEET 1 OF 2

SCALE: 1"=10'

DATE: February 2020

JOB #19041



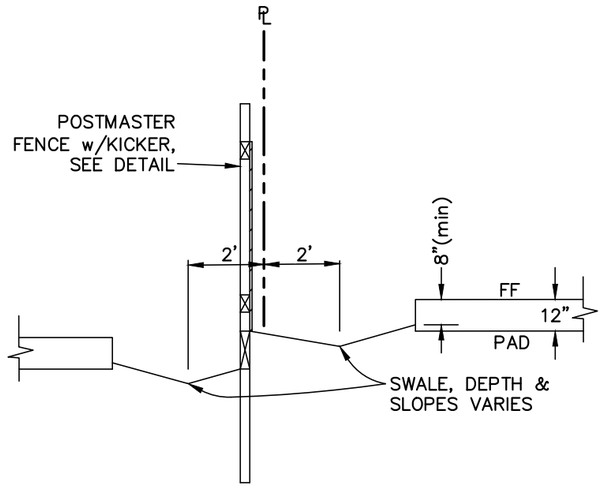
LOOKING DOWN

NOTES:

1. KICKER & RAIL SHALL BE ATTACHED TO POST w/2–#10 GALVANIZED SCREWS
2. BASED UPON DETAIL PF/3 FROM CITY OF SANTA ROSA FILE #2015–029

POSTMASTER FENCE w/KICKER

NO SCALE



NOTES:

1. BASED UPON SECTION F–F FROM CITY OF SANTA ROSA FILE #2015–029

SECTION A–A

NO SCALE

NOTES

1. PERFORM GRADING IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE, Chapter 18 and Appendix J, APPLICABLE CITY OF SANTA ROSA REGULATIONS, AND TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT, TITLED GEOLOGIC AND GEOTECHNICAL INVESTIGATION hps SUBDIVISION GORDON LANE PREPARED BY KLEINFELDER AND DATED JANUARY 31, 2005, AND THE REPORT UPDATE LETTER GEOTECHNICAL ENGINEERING REPORT UPDATE GORDON LANE SUBDIVISION PREPARED BY RGH CONSULTANTS DATED SEPTEMBER 30, 2014 AND REVISED OCTOBER 6, 2014.
2. REFER TO CITY FILE No. 2015–0029 FOR SITE IMPROVEMENTS AND THE FINAL MAP TITLED "SANDALWOOD", FILED FOR RECORD AT BOOK 793 MAPS, PAGE 49–52 SONOMA COUNTY RECORDERS FOR BOUNDARY AND RECORD INFORMATION.
   - 2.1. EXISTING WATER SERVICE – 1½" WATER SERVICE AND 1" METER & RPBP w/1½" LATERAL TO UNIT (STD 863C & 875)
   - 2.2. EXISTING SEWER LATERAL HAS BEEN INSTALLED PER STD 513.
3. DESIGN TO COMPLY WITH ANY NOTES OR RESTRICTIONS SHOWN ON THE FINAL MAP, POLICY STATEMENT, SUBDIVISION IMPROVEMENT PLANS, ZONING ORDINANCES, SOILS REPORT, OR OTHER APPLICABLE ITEMS.
4. EXCESS EARTH TO BE REMOVED TO A SITE APPROVED BY THE CITY OF SANTA ROSA FIRE DEPARTMENT AND THE BUILDING DIVISION.
5. SLOPE GRADING 5% FOR 10' FROM THE BUILDING OR TO AN APPROVED DRAINAGE SYSTEM IF LESS THAN 10'.
6. CONTRACTOR TO VERIFY HOUSE LOCATION PRIOR TO COMMENCING WORK.
7. THE LOT OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO A STORM WATER MITIGATION SYSTEM MAINTENANCE DECLARATION.
8. SLOPE GARAGE AT 1% (min); BACK to FRONT
9. A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY LICENSED BY THE LICENSED ENGINEER OF RECORD FOR THIS LOT. THIS LETTER SHALL VERIFY THAT GRADING AND DRAINAGE HAS BEEN COMPLETED PER THE APPROVED PLT PLAN WITH THE EXCEPTIONSS NOTED IN AS–BUILT CONFIGURATION. LETTER SHALL ALSO NOTE THAT FINISHED GRDING AND DRAINAGE MEET THE INTENT OF THE CALIFORNIA BUILDING CODE REQUIREMENTS.
10. BIORETENTION PLANTINGS WERE NOT CONSTRUCTED PER THE PUBLIC IMPROVEMENT PLANS AND WILL BE CONSTRUCTED WITH THE INDIVIDUAL BUILDING PERMITS.

ABBREVIATIONS

AC	AIR CONDITIONER LOCATION
AD	AREA DRAIN
BD	BACK OF DRIVEWAY
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CB	CATCH BASIN
CD	CURB DRAIN (STD 406B)
CVR	TOP COVER
EG	EXISTING GROUND
FF	FINISHED FLOOR
FG	FINISHED GRADE
℄	FLOWLINE
FS	FINISHED SURFACE
GFF	GARAGE FINISHED FLOOR (FRONT)
HDR	HEADER
IFO	IN FAVOR OF
(max)	MAXIMUM
(min)	MINIMUM
ℙ	PROPERTY LINE
PLTR	PLANTER
PUE	PUBLIC UTILITY EASEMENT
RB	ROADSIDE BIORETENTION
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
RWD	REDWOOD
SD	STORM DRAIN
SL	SEWER LATERAL
STD	CITY OF STANDARD DETAIL
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
(typ)	TYPICAL
TW	TOP OF WALL
W	WATER
WS	WATER SERVICE

EASEMENTS and SETBACKS

No. ○	DESCRIPTION
1	BUILDING SETBACK LINE – 15.5' FRONT
2	BUILDING SETBACK LINE – 4' SIDE
3	BUILDING SETBACK LINE – 15' REAR
4	7' PUBLIC UTILITY EASEMENT
5	13' PUBLIC UTILITY EASEMENT
6	6' PUBLIC SIDEWALK EASEMENT
7	RIGHT OF WAY
8	10' PRIVATE STORM DRAIN EASEMENT IFO LOT 16 & 17
9	4' EXCLUSIVE USE EASEMENT IFO LOT 14
10	4' PRIVATE ACCESS EASEMENT IFO LOT 15
11	10' PRIVATE STORM DRAIN EASEMENT IFO LOT 15 – 17

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SHEET 2 OF 2

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