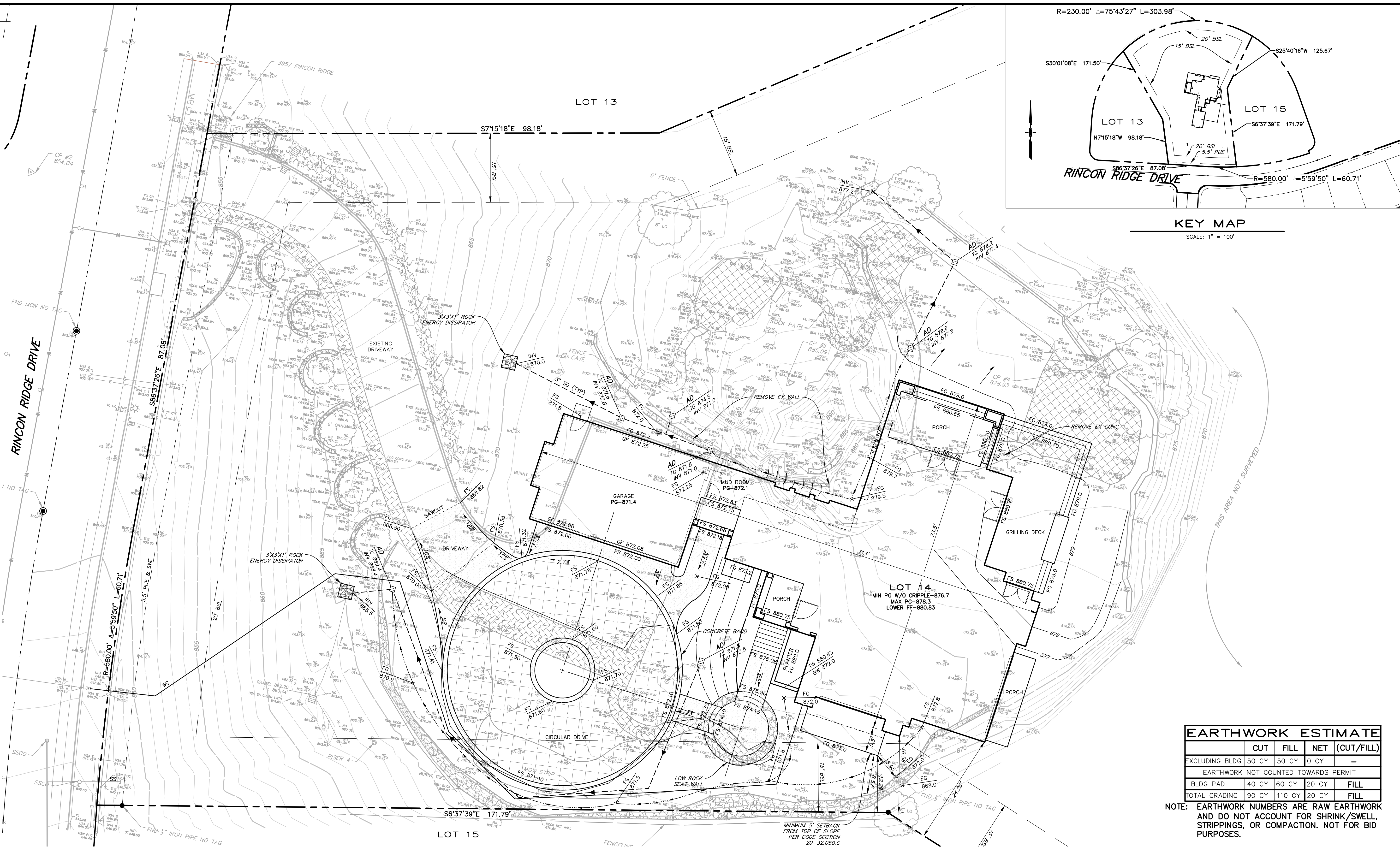


- LEGEND
- AD AREA DRAIN
  - AE ACCESS EASEMENT
  - BSL BUILDING SETBACK LINE
  - CB CATCH BASIN
  - CD 3" CURB DRAIN PER STD 406A
  - DI DROP INLET
  - FC FACE OF CURB
  - FD FIELD DRAIN
  - FF FINISH FLOOR
  - FS FINISH SURFACE
  - FG FINISH GRADE
  - FH FIRE HYDRANT
  - FL FLOW LINE
  - GF GARAGE FINISH FLOOR
  - OSL GARAGE SETBACK LINE
  - HP HIGH POINT
  - IFO IN FAVOR OF
  - LF LOWER FINISH FLOOR
  - PAE PRIVATE ACCESS EASEMENT
  - PDE PRIVATE DRAINAGE EASEMENT
  - PG PAD GRADE
  - PSDE PRIVATE SD EASEMENT
  - PSE PRIVATE SEWER EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - RG ELEV. CRUSHED DRAIN ROCK OVER EXISTING GRADE
  - RS ROCK SWALE
  - SD STORM DRAIN
  - SDAE PUBLIC STORM DRAIN & ACCESS EASEMENT
  - SL STREET LIGHT
  - SS SEWER SERVICE
  - SWE SIDEWALK EASEMENT
  - TC TOP OF CURB
  - TG TOP OF GRATE
  - WM WATER METER
  - WS WATER SERVICE
  - △ SAVE TREE
  - X REMOVE TREE



EARTHWORK ESTIMATE				
	CUT	FILL	NET	(CUT/FILL)
EXCLUDING BLDG	50 CY	50 CY	0 CY	-
EARTHWORK NOT COUNTED TOWARDS PERMIT				
BLDG PAD	40 CY	60 CY	20 CY	FILL
TOTAL GRADING	90 CY	110 CY	20 CY	FILL

NOTE: EARTHWORK NUMBERS ARE RAW EARTHWORK AND DO NOT ACCOUNT FOR SHRINK/SWELL, STRIPPINGS, OR COMPACTION. NOT FOR BID PURPOSES.

#### NOTES

CONSTRUCTION TO COMPLY WITH ANY NOTES OR RESTRICTIONS SHOWN ON THE FINAL MAP, SUBDIVISION IMPROVEMENT PLANS, ZONING ORDINANCES, SOILS REPORT OR OTHER APPLICABLE ITEMS.

FOR ALL BUILDING DIMENSIONS, SEE ARCHITECT'S FLOOR PLAN.

LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF UTILITIES WITH APPROPRIATE AGENCIES PRIOR TO STARTING WORK.

CONTRACTOR TO VERIFY LOCATION OF SANITARY SEWER PRIOR TO CONNECTING TO EXISTING LATERAL.

ALL WORK WITHIN THE PUBLIC RIGHT OF WAY INCLUDING PUBLIC EASEMENTS, REQUIRES AN ENCROACHMENT PERMIT FROM THE ENGINEERING DEPT.

NO STRUCTURE MAY ENCR OACH 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.

RAINWATER LEADERS SHALL BE CONNECTED, USING 3" RIGID PVC STORM DRAIN PIPING, TO THE ON-SITE DRAINAGE SYSTEM.

FOUNDATION DRAIN LINES TO BE PROVIDED TO DRAIN WATER AWAY FROM FOUNDATION AND UNDER FLOOR AREAS.

PROVIDE POSITIVE DRAINAGE FROM THE UNDER FLOOR AREA TO PREVENT THE PONDING OF WATER.

PROVIDE MINIMUM 2.6' CLEARANCE BETWEEN FINISH FLOOR (FF) AND GROUND BENEATH BUILDING.

EXCESS EARTH TO BE REMOVED TO A SITE APPROVED BY THE CITY OF SANTA ROSA FIRE DEPARTMENT AND BUILDING DIVISION.

CONTRACTOR SHALL PROVIDE EROSION PREVENTION AND SEDIMENT CONTROL DURING CONSTRUCTION PER CITY APPROVED BEST MANAGEMENT PRACTICES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES TO THE SATISFACTION OF THE CITY INSPECTOR.

A SEWER RELIEF VALVE MUST BE INSTALLED AT THE 2 WAY CLEANOUT TO THE HOUSE ON ALL LOTS WHERE THE FINISH FLOOR ELEVATION IS BELOW THE RIM OF THE NEXT UPSTREAM MANHOLE OF THE PUBLIC SEWER PER THE UPC SECTION 409(c).

PUBLIC UTILITY EASEMENTS MAY CONTAIN ELECTRICAL TRANSFORMERS, OTHER UTILITY VAULTS, MAIL BOXES, LIGHT POLES, STREET SIGNS, FIRE HYDRANTS, AND/OR OTHER ITEMS REQUIRED 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.

ALL ONSITE SWALES SHALL BE PERMANENTLY MAINTAINED BY THE HOMEOWNER SUCH THAT THEY FUNCTION PROPERLY AND NO LOT TO LOT DRAINAGE OCCURS.

IT IS TO BE UNDERSTOOD THAT THE DRAINAGE AREAS, SLOPES AND GRADES SHALL NOT BE ALTERED, CHANGED, BLOCKED, MODIFIED OR IN ANY WAY RECONSTRUCTED BY OWNER CONTRARY TO WHAT IS DEPICTED ON THIS PLOT PLAN, UNLESS DESIGNED BY AN ENGINEER AND APPROVED BY THE CITY OF SANTA ROSA.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE BUILDING DIVISION INSPECTOR BY THE LICENSED ENGINEER OF RECORD FOR THIS LOT. THIS LETTER SHALL VERIFY THAT GRADING AND DRAINAGE HAS BEEN COMPLETED PER APPROVED PLOT PLAN, WITH THE EXCEPTIONS NOTED IN "AS-BUILT" CONFIGURATION, AND IN AGREEMENT WITH THE CALIFORNIA BUILDING CODE.

FIRE SPRINKLERS ARE REQUIRED FOR ALL NEW DWELLING UNITS.

AN IN-LINE CHECK BACKFLOW PER STD. 875F MAY BE INSTALLED IF THE PROPERTY HAS AN AMI METER INSTALLED FOR THIS OPTION TO BE ALLOWED, CONTACT WATER ENGINEERING SERVICES TO SEE WHEN AMI WILL BE AVAILABLE TO THIS LOCATION.

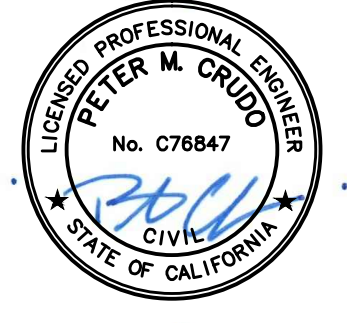
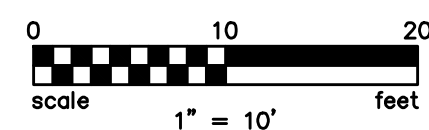
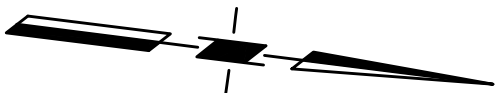
MINIMUM 3/4" WATER METER TO BE INSTALLED. CHECK VALVE, BACKFLOW DEVICE AND WATER SERVICE LINE TO BE SIZED BY FIRE SPRINKLER SYSTEM DESIGNER. CONTRACTOR TO VERIFY SIZE OF EXISTING METER.

CITY FEES WILL BE DUE TO INSTALL A LARGER WATER METER, IF METER UP-SIZE IS REQUIRED.

A SEWER CLEANOUT MUST BE INSTALLED PER CITY OF SANTA ROSA STD 513 IF NONE EXISTS. IF ONE NEEDS TO BE INSTALLED OR IF THE SEWER LATERAL NEEDS TO BE REPLACED, AN ENCROACHMENT PERMIT WILL BE REQUIRED. CONTRACTOR TO PROVIDE THE BUILDING INSPECTOR WITH A REPORT INDICATING THAT THE SEWER LATERAL IS IN WORKING CONDITION PRIOR TO THE WATER SERVICE BEING RE-INSTALLED.

SEE LANDSCAPE PLANS FOR PAVING AND LANDSCAPE COORDINATION, IF APPLICABLE.

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CARLILE • MACY 5/4/2021 DATE

REVISIONS:	PLOT PLAN	FOUNTAINGROVE II EAST UNIT 7 SANTA ROSA, CA.
	PLAN SCALE: 1" = 10'	LOT No. 14
	DATE: MAY 2021	LOT AREA: 57,593 SF
		ADDRESS: 3957 RINCON RIDGE DRIVE

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