

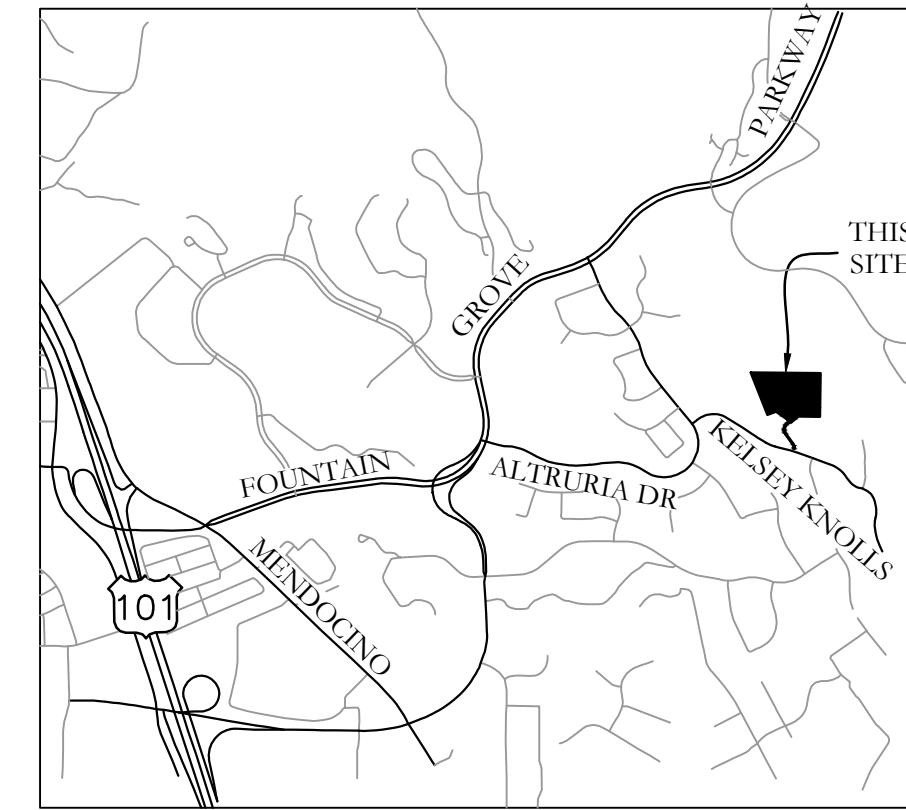
# HALL RESIDENCE

## DESIGN REVIEW - CONCEPTUAL GRADING AND DRAINAGE

### 3605 KELSEY KNOLLS DRIVE SANTA ROSA, CA 95403

**ASSESSOR'S PARCEL NUMBER:**  
173-300-003

**THE PURPOSE OF THIS PROJECT IS GRADING AND DRAINAGE IMPROVEMENTS FOR  
PROPOSED RETAINING WALLS AND CONCRETE PATIOS**



VICINITY MAP  
NTS

**LEGEND**

	<p>BENCH MARK SPOT ELEVATION RANDOM CONTROL POINT W/# WATER METER BACK FLOW PREVENTION DEVICE GAS METER ELECTRIC METER COMMUNICATION BOX MAIL BOX UTILITY POLE W/ GUY WIRE STREET LIGHT TRAFFIC SIGN SEWER MANHOLE GATE VALVE STORM DRAIN CLEANOUT SEWER CLEANOUT STORM DRAIN MANHOLE STORM DRAIN CATCH BASIN STORM DRAIN DROP INLET DOWNSPOUT WITH SPLASHBLOCK WELL FIRE HYDRANT WATER VALVE WATER BLOWOFF VALVE BOLLARD EXISTING TREE TREE TO BE REMOVED TREE DRIP LINE</p>
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**ABBREVIATIONS**

<p>AC AGG. APPROX. AVE. BC BLD. BM BO BOW BSL BVC BW C CB C&amp;G CIP/P CL CMP CO CONC. CTR CY DI DIA. DIP DR. DS DW DWG EC EG EI EP ESMT. EVC EX F FC FF FG FH FL FS FSS FT GALV. GB GM GV HT. HYD IG INV. JP JT L LF LG MAX. MIN. MH NA N.I.C. N.T.S. P.C.C. PL PM POC PP PRC PT. P.U.E. PVC PVI PVMT. PW R OR RAD. R.C. RCB RCP REF. RL ROW S S.A.D. S.D.E. S.E. SD SDCB SDMH S.L.D. SMP SPEC. SPP SS S.S.D. SSMH ST. STA. STD. SW SWE S.Y. TAN. TB TBC TC TG TOE TW TYP. U.O.S. U.S.P. VC V.I.F. VPI W W.S.</p>	<p>ASPHALT CONCRETE AGGREGATE APPROXIMATE AVENUE BEGIN HORIZONTAL CURVE BUILDING BENCHMARK BLOWOFF BACK OF WALL BUILDING SETBACK LINE BEGIN VERTICAL CURVE BOTTOM WALL CUT CATCH BASIN CURB AND GUTTER CAST-IN-PLACE-PIPE CENTERLINE OR CLASS CORRUGATED METAL PIPE CLEANOUT CONCRETE CENTER CUBIC YARD DROP INLET DIAMETER DUCTILE IRON PIPE DRIVE DOWN SPOUT DRIVEWAY DRAWING END HORIZONTAL CURVE EXISTING GRADE ELEVATION EDGE OF PAVEMENT EASEMENT END VERTICAL CURVE EXISTING FILL FACE OF CURB FINISH FLOOR FINISH GRADE FIRE HYDRANT FLOWLINE FINISHED SURFACE FIRE SAFE STANDARDS FOOT GALVANIZED GRADE BREAK GRAVITY MAIN GATE VALVE HEIGHT HYDRANT INVERT GRADE INVERT JOINT POLE JOINT TRENCH LENGTH LINEAR FEET LIP OF GUTTER MAXIMUM MINIMUM MANHOLE NOT APPLICABLE NOT IN CONTRACT NOT TO SCALE PORTLAND CEMENT CONCRETE PROPERTY LINE PRESSURE MAIN POINT OF CURVE POWER POLE POINT OF REVERSE CURVE POINT PUBLIC UTILITY EASEMENT POLYVINYL CHLORIDE POINT OF VERTICAL INTERSECTION PAVEMENT PROCESS WATER RADIALIVE COMPACTION REINFORCED CONCRETE BOX REINFORCED CONCRETE PIPE REFERENCE ROOF LEADER RIGHT OF WAY SLOPE OR SOUTH SEE ARCHITECTURAL DRAWING STORM DRAIN EASEMENT SEWER EASEMENT STORM DRAIN STORM DRAIN CATCH BASIN STORM DRAIN MANHOLE SEE LANDSCAPE DRAWING SMOOTH METAL PIPE SPECIFICATION SMOOTH PLASTIC PIPE SANITARY SEWER SEE STRUCTURAL DRAWING SANITARY SEWER MAN HOLE STREET OR SEMI-TANGENT STATION STANDARD SIDEWALK SIDEWALK EASEMENT SQUARE YARD TANGENT TOP OF BANK OR BOX TOP BACK OF CURB TOP OF CURB TOP OF GRATE TOE OF SLOPE TOP OF WALL TYPICAL UNLESS OTHERWISE SPECIFIED UNDER SEPARATE PERMIT VERTICAL CURVE VERIFY IN FIELD VERTICAL POINT OF INTERSECTION WATER OR WEST WATER SERVICE</p>
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**Project Information**

<b>PROJECT ADDRESS:</b>	3605 KELSEY KNOLLS SANTA ROSA, CA 95403
<b>OWNER/DEVELOPER :</b>	BRUCE LEE BUILDER 3558 KELSEY KNOLLS SANTA ROSA, CA 95403
<b>ARCHITECT:</b>	KADELLO & LARSEN ARCHITECTURAL DESIGNS 9061 CONDE LANE WINDSOR, CA 95492 PH: 707-838-2600
<b>CIVIL ENGINEER :</b>	SWICEGOOD CIVIL ENGINEERING, INC. P.O. BOX 924 HEALDSBURG, CA. 95448 PH: 707-230-6063
<b>GEOTECHNICAL ENGINEER :</b>	RGH CONSULTANTS 3501 INDUSTRIAL DRIVE, SUITE A SANTA ROSA, CA 95403 PH: 707-544-1072
<b>LAND SURVEYOR :</b>	ADOBE ASSOCIATES, INC 1220 N. DUTTON AVENUE SANTA ROSA, CA 95401 PH: 707-541-2300
<b>ACRES :</b>	3.95±

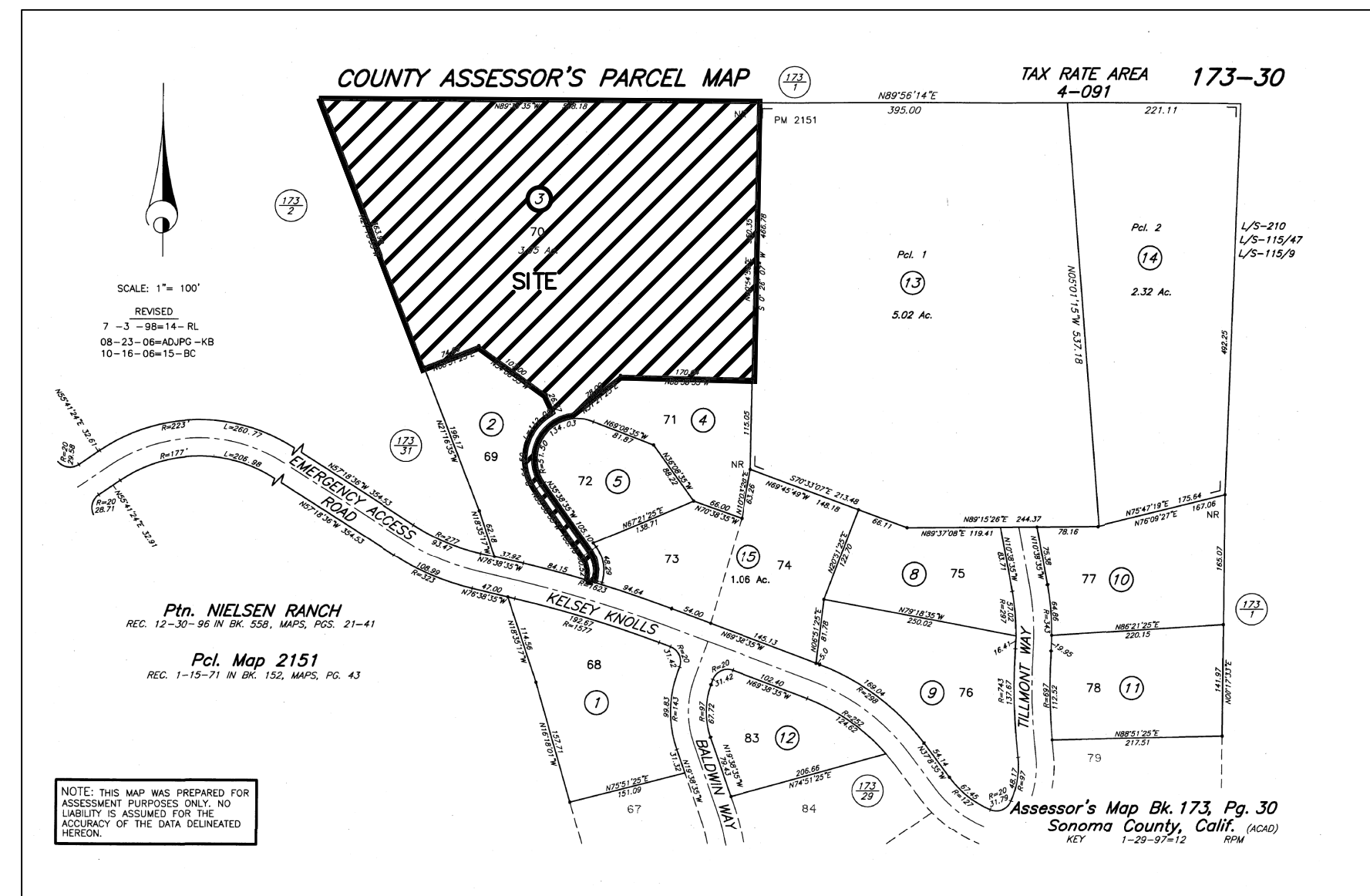
**Sheet Index**

- C1. TITLE SHEET
- C2. DESIGN REVIEW - OVERALL SITEPLAN
- C3. DESIGN REVIEW - PRELIMINARY GRADING PLAN
- C4. DESIGN REVIEW - SLOPE ANALYSIS
- C5. DESIGN REVIEW - NEIGHBORHOOD CONTEXT MAP

**Preliminary Earthwork Estimate**

Cut = 257 cy  
Fill = 94 cy  
Net = 163 cy (To be OFF-HAULED to an approved and permitted site.)  
Disturbed Area = 0.27 acres  
New or Replaced Impervious Area = 6,452.81 s.f.

Surface grading only. Contractor responsible for their own earthwork estimate.  
Contractor shall include all required earthwork hauling on or offsite in bid.



ASSESSORS PARCEL MAP  
NTS

**LIDAR NOTE:**  
LIDAR DATA AND ORTHOPHOTOGRAPHY WERE PROVIDED BY THE UNIVERSITY OF MARYLAND UNDER GRANT NNX13AP69G FROM NASA'S CARBON MONITORING SYSTEM (DR. RALPH DUBAYAH AND DR. GEORGE HURTT PRINCIPAL INVESTIGATORS). THIS GRANT ALSO FUNDED THE CREATION OF DERIVED FOREST COVER AND LAND COVER INFORMATION, INCLUDING A COUNTYWIDE BIOMASS AND CARBON MAP, A CANOPY COVER MAP, AND DEMS. THE SONOMA COUNTY VEGETATION MAPPING AND LIDAR PROGRAM FUNDED LIDAR DERIVED PRODUCTS IN THE CALIFORNIA STATE PLANE COORDINATE SYSTEM SUCH AS DEMS, HILLSHADES, BUILDING FOOTPRINTS. 1-FOOT CONTOURS, AND OTHER DERIVED LAYERS. THE ENTIRETY OF THIS DATA IS FREELY LICENSED FOR UNRESTRICTED PUBLIC USE, UNLESS OTHERWISE NOTED. ANY USE OF THIS DATA, INCLUDING VALUE-ADDED PRODUCTS, WITHIN REPORTS, PAPERS, AND PRESENTATIONS MUST ACKNOWLEDGE NASA GRANT NNX13AP69G, THE UNIVERSITY OF MARYLAND AND THE SONOMA VEGETATION MAPPING AND LIDAR PROGRAM AS THEIR SOURCES.



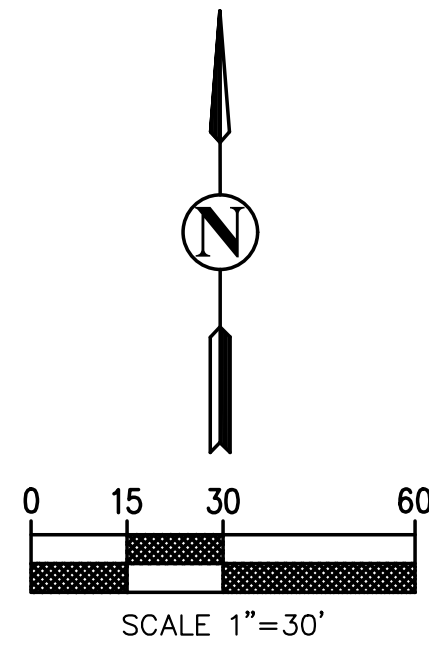
SANTA ROSA QUAD MAP  
NTS

**SURVEY NOTES:**

1. BASE TOPOGRAPHIC MAP PREPARED BY: ADOBE ASSOCIATES, INC., DATED (06/07/2022).
2. ELEVATION DATUM: ASSUMED
3. CONTOUR INTERVAL: 2 FEET
4. BENCHMARK: FOUND 3" BRASS DISK, RCE 12094, IN TYPICAL CONCRETE WELL MONUMENT CASING, MARKING THE CENTER OF THE CUL-DE-SAC. EL:376.3'

NOT FOR CONSTRUCTION

DATE					
BY					
DESCRIPTION					
REVISION					
<p><b>SWICEGOOD CIVIL ENGINEERING, INC.</b> P.O. Box 924 Healdsburg, CA 95448 Phone: (707) 230-6063   email: info@swicegood-civil.com</p>					
<p>APN: 173-300-003</p>					
<p>TITLE SHEET HALL RESIDENCE 3605 KELSEY KNOLLS SANTA ROSA, CA 95403</p>					
Date: 12/05/23					
Scale: 1" = 30'					
Drawn: DR					
Job: 23-39					
Sheet: C1 1 of 5					



2680 KELSEY KNOLLS  
APN: 173-020-047

**SUBJECT SITE**  
LANDS OF HALL  
3605 KELSEY KNOLLS  
APN: 173-300-003  
DOC.NO: 2022R044364

3611 KELSEY KNOLLS  
APN: 173-300-002

3500 KELSEY KNOLLS  
APN: 173-300-004

3594 KELSEY KNOLLS  
APN: 173-300-005

1400 FOUNTAIN GROVE PARKWAY  
APN: 173-010-001

3715 NIELSEN ROAD  
APN: 173-300-013

KELSEY  
KNOLLS

PRIVATE  
STREET

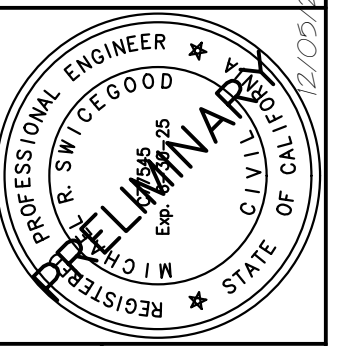
SEE SHEET 2 OF 4

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REVISION	DESCRIPTION	BY	DATE

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Phone: (707) 230-6062 | email: info@swicegood-civil.com

APN: 173-300-003



**DESIGN REVIEW -  
OVERALL SITE PLAN**  
HALL RESIDENCE  
3605 KELSEY KNOLLS  
SANTA ROSA, CA 95403

Date: 12/05/23

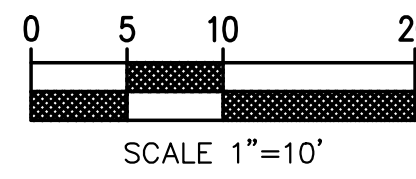
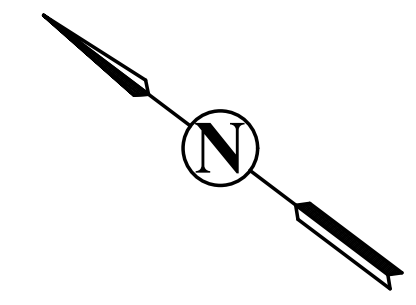
Scale: 1" = 30'

Drawn: DR

Job: 23-39

Sheet:

**C2**  
2 of 5



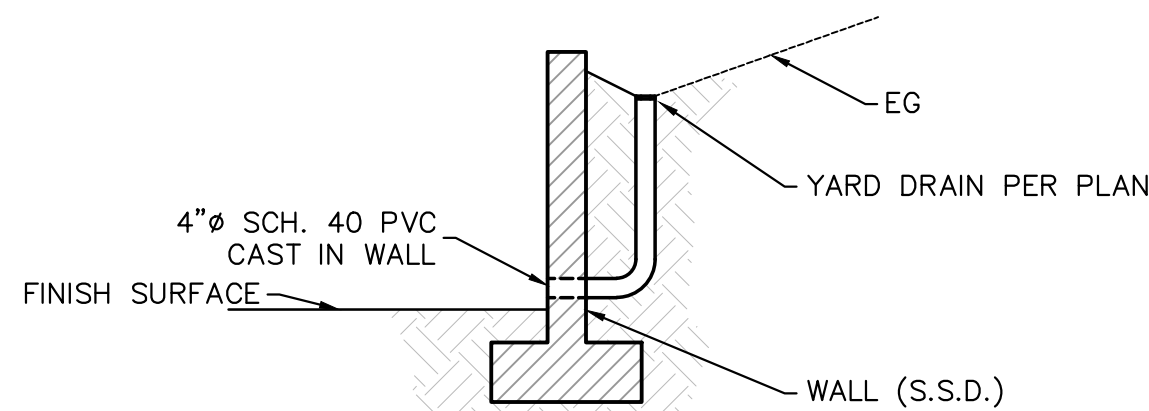
CENTERLINE OF 60' WIDE DRAINAGE EASEMENT

**YARD DRAIN DESIGN LEGEND:**  
YD(5): NDS, 4" ROUND "SPEE-D BASIN RISER" WITH 4" HDPE ATRIUM GRATE, OR EQUIVALENT., T.B.=VARIES, INV.=VARIES.

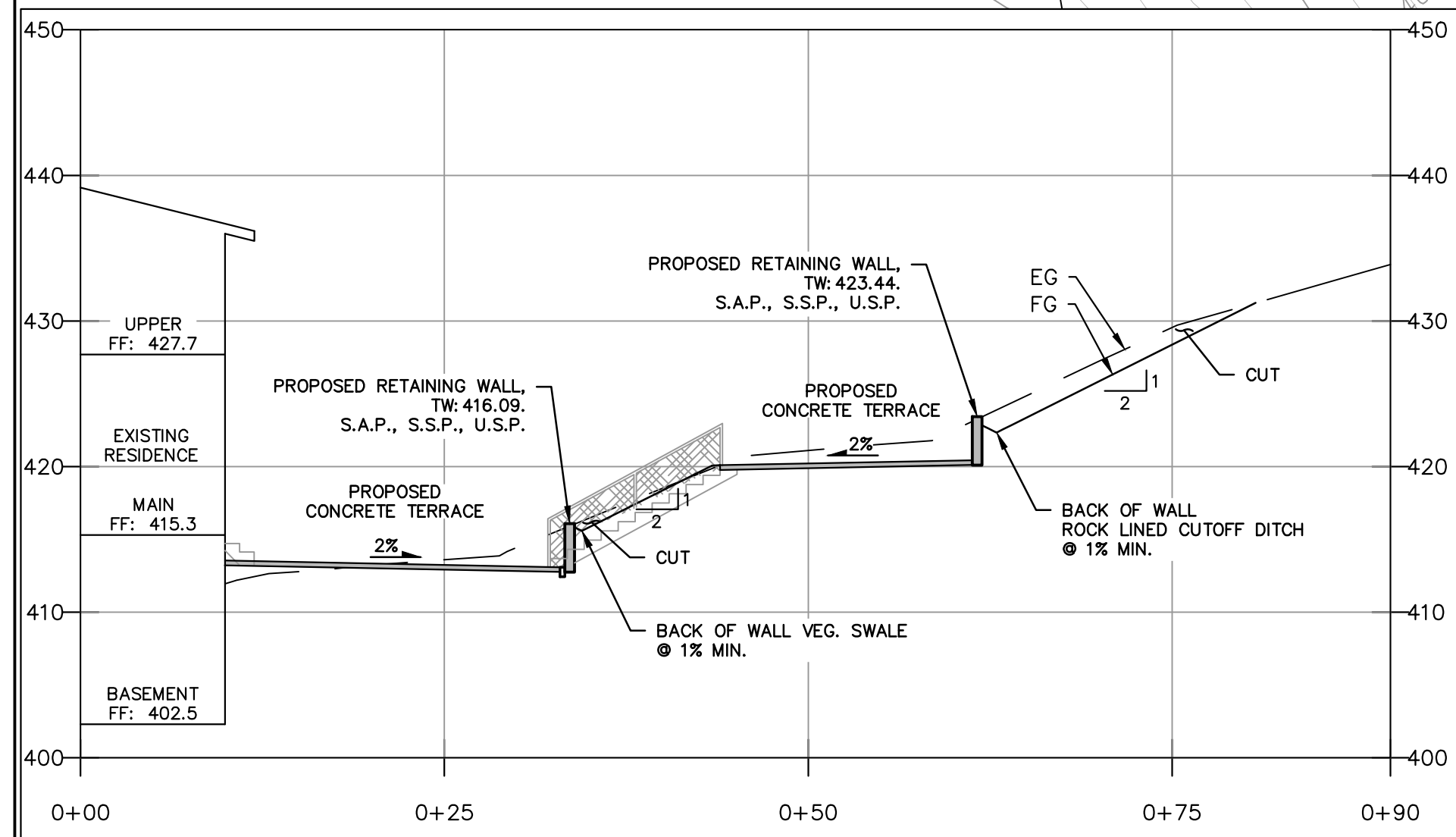
**DRAINAGE PIPE DESIGN LEGEND:**  
DP(3): 6" SCH 40 PVC, L=VARIES, S=2% MIN, INV. UP=VARIES, INV. DOWN=VARIES.

**TRENCH DRAIN DESIGN LEGEND:**  
TD(3) ACO K100 KLASSIK DRAIN WITH K40 END OUTLET, GRATE TYPE 448D WITH "QUICKLOK", OR EQUIVALENT., L=VARIES, S=0.0050, T.G.=413.09, INV. UP=VARIES, INV. OUT=411.90.

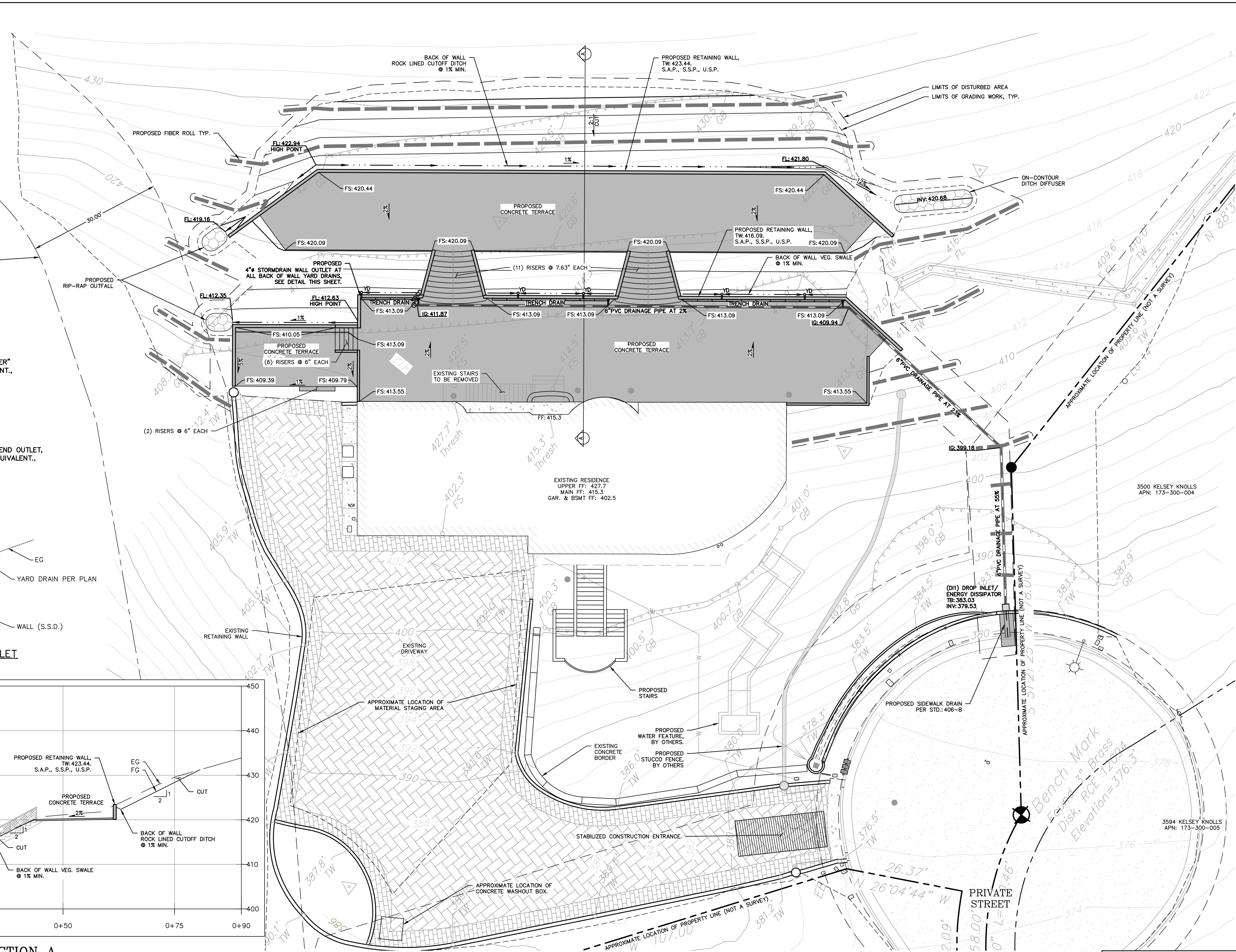
**DROP INLET / ENERGY DISSIPATOR DESIGN LEGEND:**  
DI(1): JENSEN PRECAST, 18"x18" DROP, GRATE TYPE 1212H, OR EQUIVALENT., T.B.=383.03, INV.=379.53.



**STORMDRAIN WALL OUTLET**  
NTS



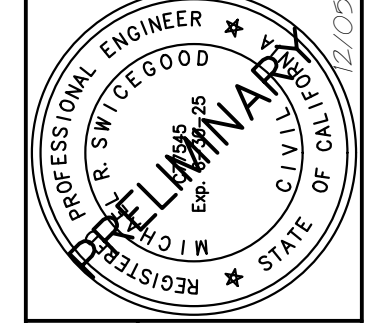
**SECTION A**  
SCALE: 1"=10' (H,V)



REVISION	DESCRIPTION	BY	DATE

**SWICEGOOD**  
CIVIL ENGINEERING INC  
P.O. Box 931, Hanksville, UT, 84632  
Phone: (707) 230-6062 | email: info@swicegood-civil.com

APN: 173-300-003



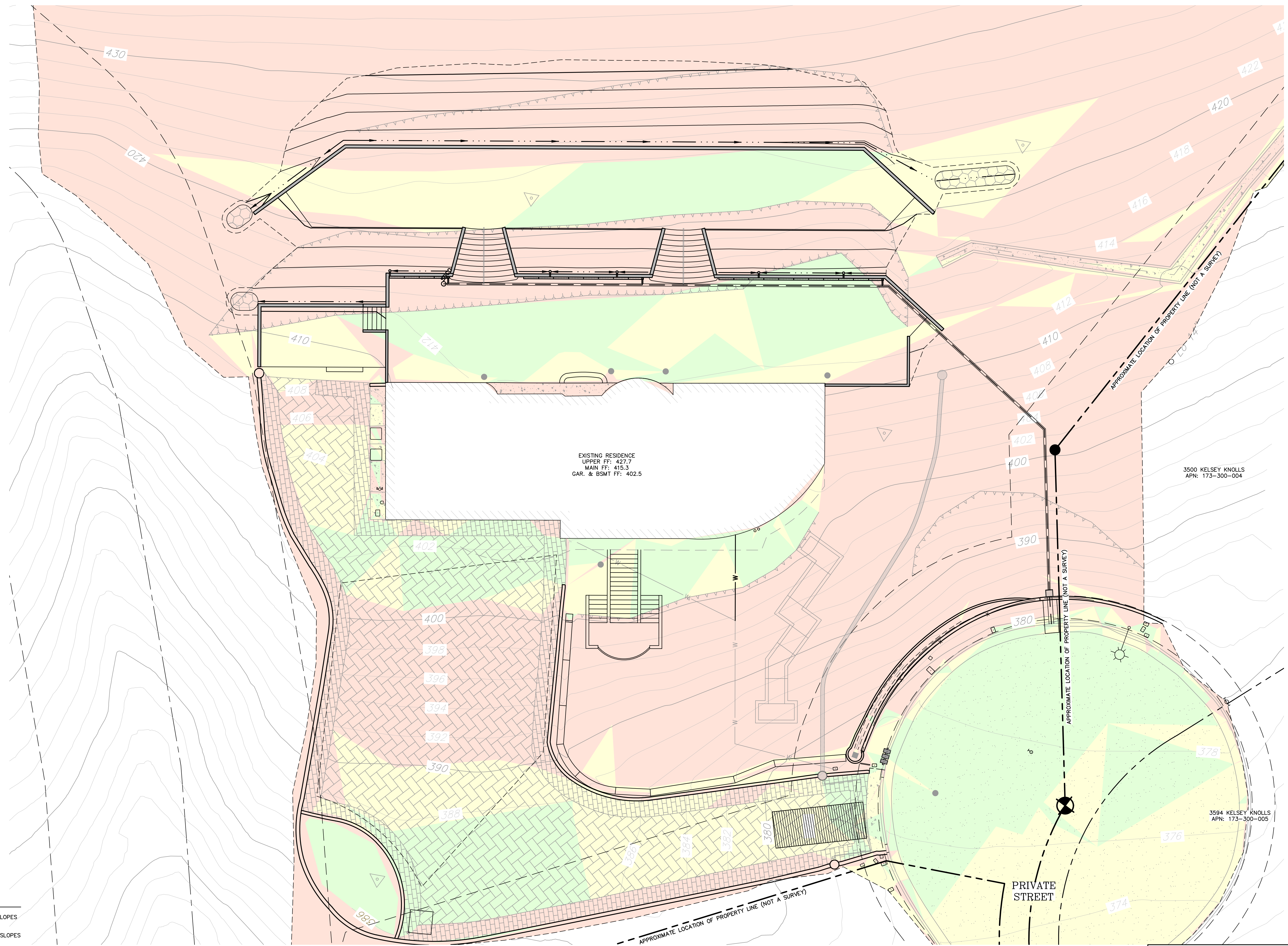
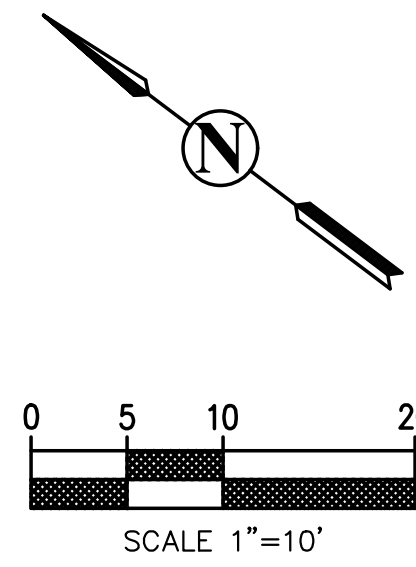
**DESIGN REVIEW - PRELIMINARY GRADING PLAN**

HALL RESIDENCE  
3605 KELSEY KNOLLS  
SANTA ROSA, CA 95403

Date: 12/05/23  
Scale: 1" = 10'  
Drawn: DR  
Job: 23-39  
Sheet:

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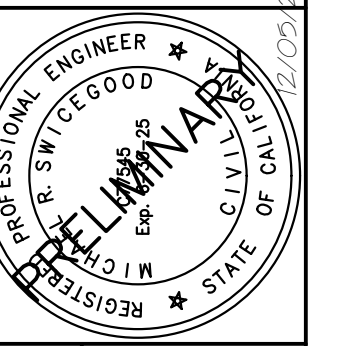
**SLOPE ANALYSIS LEGEND**

	0% TO 10% SLOPES
	10% TO 25% SLOPES
	25%+ SLOPES

REVISION	DESCRIPTION	BY	DATE

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 CIVIL ENGINEERING, INC.  
 P.O. Box 931 | Holliston, CA 94548  
 Phone: (707) 230-6062 | [csullivan@swicegood-civil.com](mailto:csullivan@swicegood-civil.com)

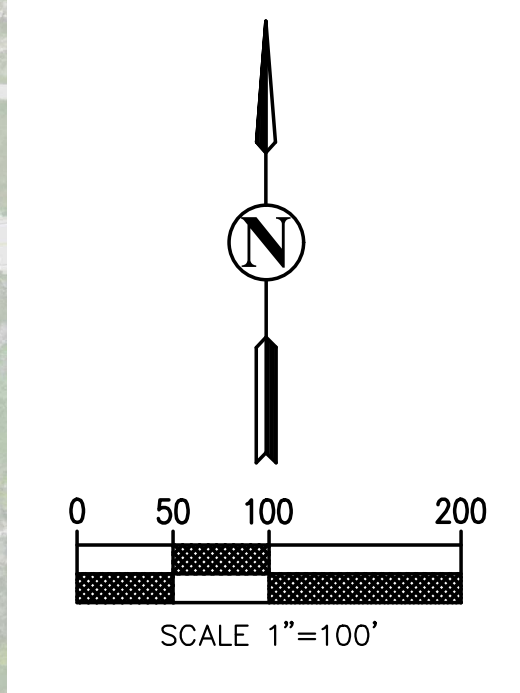
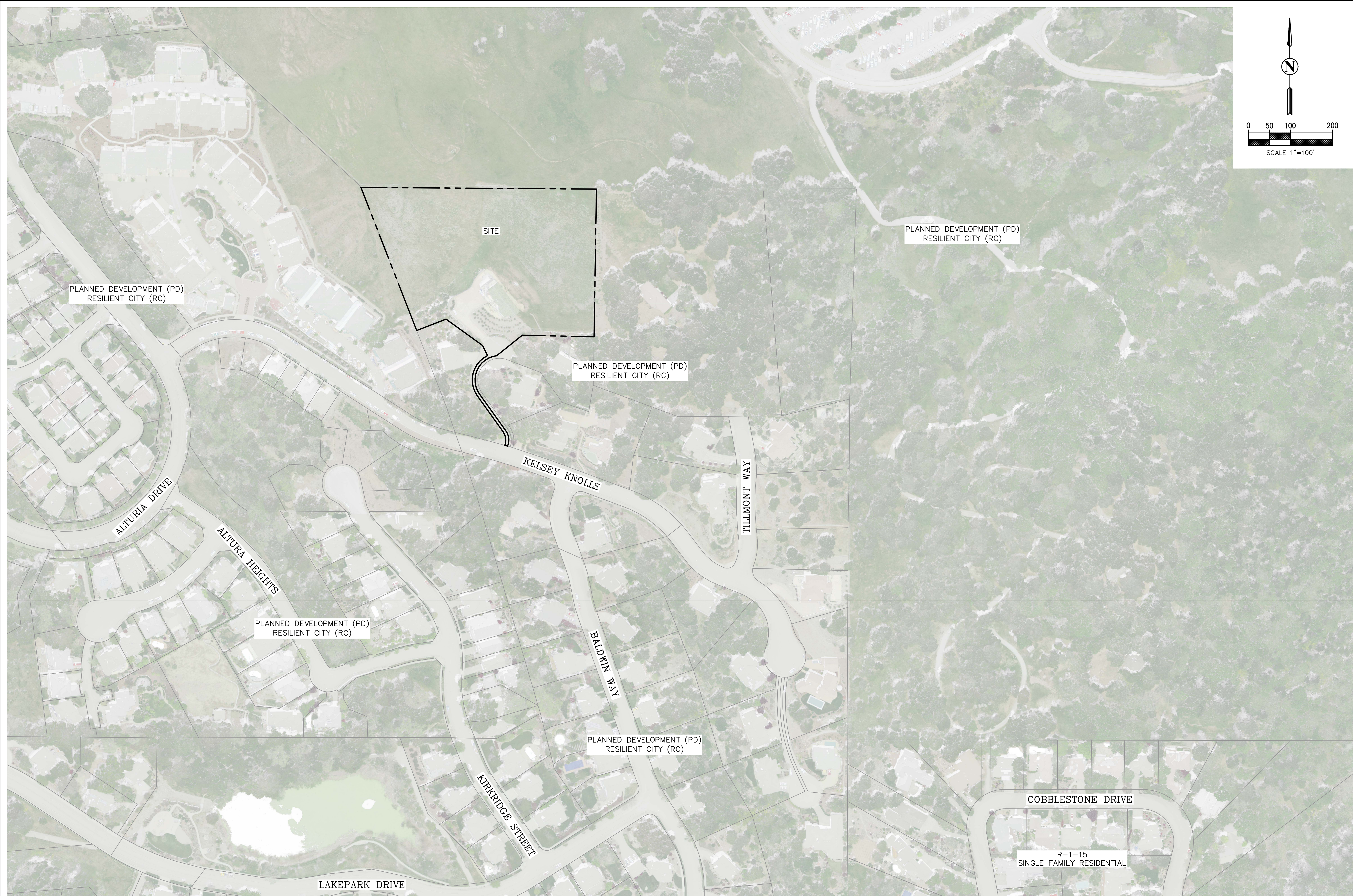
APN: 173-300-003



**DESIGN REVIEW –  
 SLOPE ANALYSIS**  
 HALL RESIDENCE  
 3605 KELSEY KNOLLS  
 SANTA ROSA, CA 95403

Date: 12/05/23  
 Scale: 1" = 10'  
 Drawn: DR  
 Job: 23-39  
 Sheet: **C4**  
 4 of 5

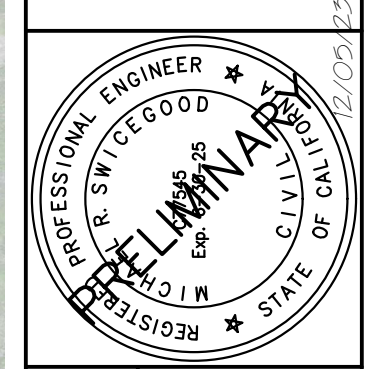
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 Phone: (707) 230-6063 | email: info@swicegood-civil.com

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DESIGN REVIEW –  
 NEIGHBORHOOD CONTEXT MAP  
 HALL RESIDENCE  
 3605 KELSEY KNOLLS  
 SANTA ROSA, CA 95403

Date: 12/05/23

Scale: 1" = 100'

Drawn: DR

Job: 23-39

Sheet:

**C5**  
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