ABBREVIATIONS:

BSL	BUILDING SETBACK LINE	IFO	IN FAVOR OF
CB	CATCH BASIN	PDE	PRIV. DRAIN. EASEMENT
DI	DROP INLET	PG	PAD GRADE
FC	FACE OF CURB	PUE	PUBLIC UTIL. EASEMENT
FF	FINISH FLOOR	SS	SEWER SERVICE
FG	FINISH GRADE	SWE	SIDEWALK EASEMENT
FL	FLOW LINE	TC	TOP OF CURB
GF	GARAGE FINISH FLOOR	TG	TOP OF GRATE
FH	FIRE HYDRANT	WS	WATER SERVICE

BUILDING DATA:

BLDG. PLAN NO.:	3C	PAD GRADE:	162.7 FT.
ADDRESS:		FF ELEVATION:	163.4 FT.
LOT AREA:	6972 S.F.	GARAGE FF FRONT:	163.2 FT.
NO. OF STORIES:		GARAGE FF REAR:	163.4 FT.
EXT. COLOR SCHEME:			

NOTES:

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. INFORMATION SHOWN IS APPROXIMATE EXCEPT FOR THOSE SETBACKS WHICH ARE MINIMUMS REQUIRED BY ORDINANCE. THIS PLAN WAS PREPARED AS A CONSTRUCTION TOOL AND DOES NOT REPRESENT THE "AS-BUILT" CONDITION WHICH VARIES IN SOME DEGREE FROM THE DESIGN.

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

SLOPE GRADE 1/4" PER FOOT FOR 4'-0" MIN. AWAY FROM BUILDING,

THE DRIVEWAY SHALL BE 4" CONCRETE AND SHALL BE 16' IN WIDTH.

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

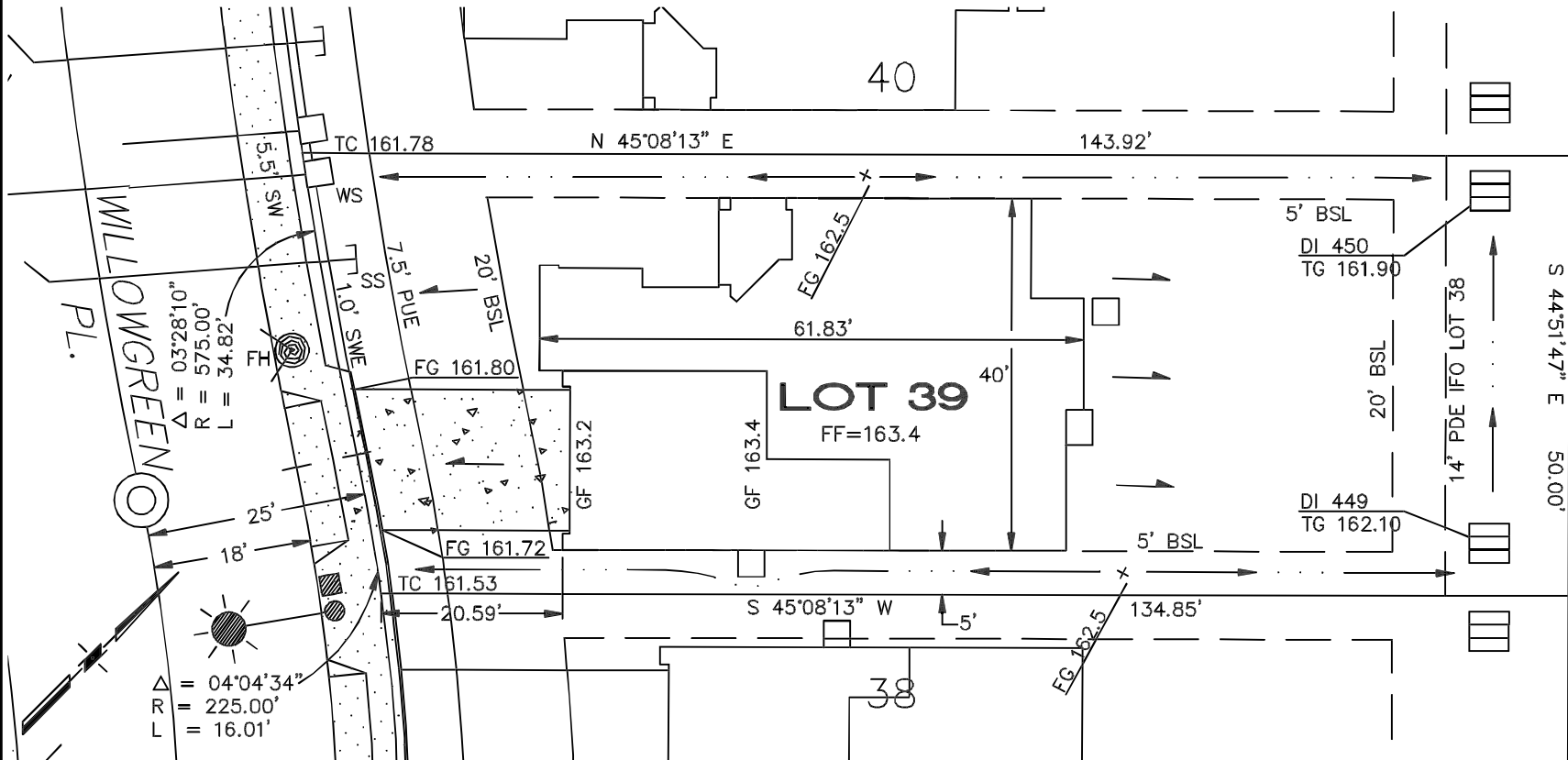FOR ALL DIMENSIONS OF PROJECTIONS, SEE ARCHITECT'S FLOOR PLAN.

IT IS TO BE UNDERSTOOD THAT THE DRAINAGE AREAS, SLOPES AND GRADES SHALL NOT BE ALTERED, CHANGED, BLOCKED, MODIFIED OR IN ANY WAY RE-CONSTRUCTED BY OWNER CONTRARY TO WHAT IS DEPICTED ON THIS PLOT PLAN.

THESE CONDITIONS RUN WITH THE LAND AND ARE BINDING ON ALL SUBSEQUENT OWNERS.

REVIEWED WITH OWNER(S) ONSITE:

OWNER(S) _____ DATE _____

DEVELOPERS NAME _____ DATE _____

WILLOWGREEN PL.

40

TC 161.78   N 45°08'13" E   143.92'

Δ = 03°28'10"
R = 575.00'
L = 34.82'

5.5' SW
7.5' PUE
1.0' SWE
20' BSL
WS
SS
FH
FG 161.80
FG 161.72
TC 161.53
20.59'
25'
18'

Δ = 04°04'34"
R = 225.00'
L = 16.01'

FG 162.5
5' BSL
DI 450
TG 161.90

61.83'

GF 163.2   GF 163.4   LOT 39   40'
FF=163.4

S 44°51'47" E   50.00'
14' PDE IFO LOT 38
20' BSL

DI 449
TG 162.10

5' BSL   134.85'
S 45°08'13" W
5'
FG 162.5

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PLAN SCALE 1" = 20'	DATE: DECEMBER 1998	DRAWN BY: D.W.S.	PLOT PLAN – LOT NO. 39	APPROVAL:	REVISIONS:

CARLILE, MACY
CIVIL ENGINEERS • URBAN PLANNERS •
LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET • SANTA ROSA, CA 95401 • 707-542-6451 • FAX 707-542-5212

EVERGREEN
SONOMA COUNTY, CALIFORNIA

DEVELOPERS NAME _____ DATE _____

CARLILE, MACY _____ DATE _____

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[AutoCAD Xref files: 92211HC.DWG, SWHATCH.DWG]