



**LEGEND**

-----	PROPERTY LINE
-----	ADJACENT PROPERTY LINE
-----	EASEMENT
-----	CENTERLINE

**ABBREVIATIONS**

FF	FINISH FLOOR	PUE	PUBLIC UTILITY EASEMENT
FH	FIRE HYDRANT	SD	STORM DRAIN
FL	FLOW LINE	S	SANITARY SEWER
GF	GARAGE FINISH FLOOR	TC	TOP OF CURB
HP	HIGH POINT	TG	TOP GRATE
IE	INVERT ELEVATION	W	WATER
PSDE	PRIVATE STORM DRAIN EASEMENT		

**NOTES:**  
C47 R=180.00' 8.58'  
L45 S72°42'08"W 5.98'

- NOTES:**
1. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE LAYOUT ONLY.
  2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
  3. SITE DIMENSIONS, EASEMENTS AND UTILITY INFORMATION SHOWN HEREON ARE TAKEN FROM APPROVED IMPROVEMENT PLANS AND FINAL MAP FOR FOUNTAINVIEW AT FOUNTAINGROVE SUBDIVISION, ON FILE WITH THE CITY OF SANTA ROSA.
  4. NO TREES ARE EXISTING ON THIS SITE.
  5. CONTOURS, WALLS, UTILITIES AND STREET IMPROVEMENTS SHOWN ARE PER FOUNTAINVIEW AT FOUNTAINGROVE IMPROVEMENTS PLANS.
  6. FINISH GRADS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. SLOPE GRADE IS WITH PER FOOT FOR A MINIMUM 4 FT. FROM THE BUILDING.
  7. DOWNSPOUTS SHALL DRAIN TO CLOSED CONDUITS AND DISCHARGE DIRECTLY TO DRAINAGE INLETS OR SIDEWALK DRAINS.
  8. SURFACE DRAINAGE SHALL NOT BE CONVEYED ACROSS PROPERTY LINES OF ADJACENT LOTS. SURFACES DRAINAGE SHALL BE CONVEYED TO THE STREET GUTTER OR ONSITE DRAINS VIA SWALES AS SHOWN ON THE PLAN.
  9. SITE GRADING TO BE LIMITED TO DRIVEWAY. GARAGE, UNDER HOUSE AREAS AND FINISHED DRAINS VIA SWALES AS SHOWN ON THE PLAN.
  10. SITE GRADING TO BE LIMITED TO DRIVEWAY, GARAGE, UNDER HOUSE AREAS AND FINISHED LOT GRADING FOR SWALES AS SHOWN ON THE PLAN.
  11. EXCESS EARTH TO BE REMOVED TO A SITE APPROVED BY THE CITY OF SANTA ROSA FIRE DEPT. AND THE BUILDING DIVISION.
  12. PROVIDE POSITIVE DRAINAGE FROM THE UNDERFLOOR AREA TO PREVENT THE PONDING OF WATER.
  13. DRIVEWAYS SHALL BE 4" THICK CONCRETE ON 2" class 2 aggregate base. walkway shall be 4" thick concrete.

**SRA PROJECT**

This proposed project is located within a designated Wildland Urban Interface. New buildings located within any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the local jurisdiction or in a State Responsibility Area (SRA) shall comply with the requirements of CRC Sec. R327 for exterior wildfire exposure. Certain detached accessory buildings are exempt. [SR337 1.3 CRC]

**ENCROACHMENT PERMIT:** Any improvement, proposed or required, within the public way or any existing public sewer or water easements shall be reviewed and approved with an Encroachment Permit Application. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities ( water meter boxes, sewer lateral cleanouts, backflow devices, etc.) to the Resilient Permit Office at 100 Santa Rosa, Ave, Room 6. No work shall be performed in the public right of way without an Encroachment Permit.

**WATER LATERAL:** The water lateral must be sized to meet domestic, irrigation, and fire sprinkler demand. If the water service must be upsized, the existing service must be abandoned at the main per current City Standards. If the existing water service or meter box has been damaged, they will need to be repaired/ replaced. Any of this work will require an Encroachment Permit.

**WATER METER:** Water meters may need to be sized to a ¾" meter based upon what the Fire Department approves to meet the fire sprinkler requirements. Fees will be due for a larger meter.

**Fees:** Fees to upsize the existing water meter will be due. Fees cannot be determined until it is known what is being required by the fire department. If a meter will be required, \$ 10 will be due prior to the larger meter being installed.

**SEWER LATERAL:** A cleanout must be installed per City Standard 513 if none exists. If you need one to be installed or if the sewer lateral needs to be replaced. An Encroachment Permit will be required. Provide the Building Inspector with a report indicating that the sewer lateral is in working condition prior to the water service being re-instated.

**REVISIONS**

#	DATE	DESCRIPTION
1	5/2/21	PLAN CHECK CHANGES

DESIGNER: AA  
REVIEWED BY: AA  
APPROVED BY:  
PROJECT #:

PAGE NAME:  
**SITE PLAN**  
PAGE:  
**AS-1**

**SITE PLAN**  
SCALE: 1/8" = 1'-0"