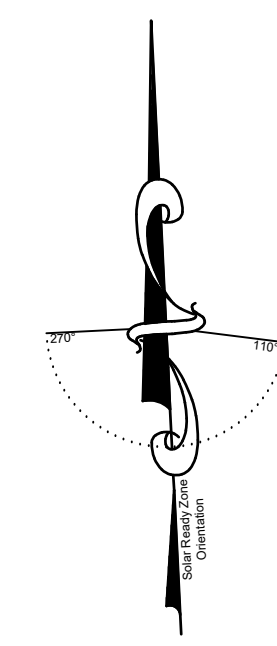


SITE PLAN
 SCALE: 1/8" = 1'-0"

ABBREVIATIONS

FF	FINISH FLOOR	PUE	PUBLIC UTILITY EASMENT
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 EASMENT		



LEGEND

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

NOTES:

1. PROVIDE POSITIVE DRAINAGE FROM UNDER FLOOR AREA TO PREVENT PONDAGE OF WATER.
2. ALL BSL DIMENSIONS SHOWN ARE 90° TO PROPERTY LINE.
3. SLOPE GRADE 1/40N. PER FT. FOR MINIMUM OF 4 FEET FROM BUILDING.
4. EXCESS EARTH TO BE REMOVED TO A SITE APPROVED BY THE CITY OF SANTA ROSA BUILDING DIVISION.
5. CONSTRUCTION DRIVEWAY APPROACH TO CONTAIN STREET AND GUTTER FLOWS.
6. ALL UTILITY LOCATIONS ARE APPROXIMATE.
7. ZONED: R-2-PD
8. CLOSED CIRCUIT ROOF DRAINAGE SYSTEM PIPE MATERIAL SHALL BE SCHEDULE 40 PVC, SDR 35, OR HDPE.
9. DRIVEWAY SHALL BE 4" CONCRETE
10. THIS SUBDIVISION LIES WITHIN A HIGH PRESSURE ZONE. INDIVIDUAL PRESSURE REGULATORS ARE REQUIRED ON ALL LOTS IN THIS SUBDIVISION.
11. DISTANCE FROM BACK OF SIDEWALK TO GARAGE DOOR IS 20.19 FEET.

REVISIONS	DATE	DESCRIPTION

DESIGNER:
KSM

REVIEWED BY:
GO

APPROVED BY:

PROJECT #: