

GENERAL NOTES

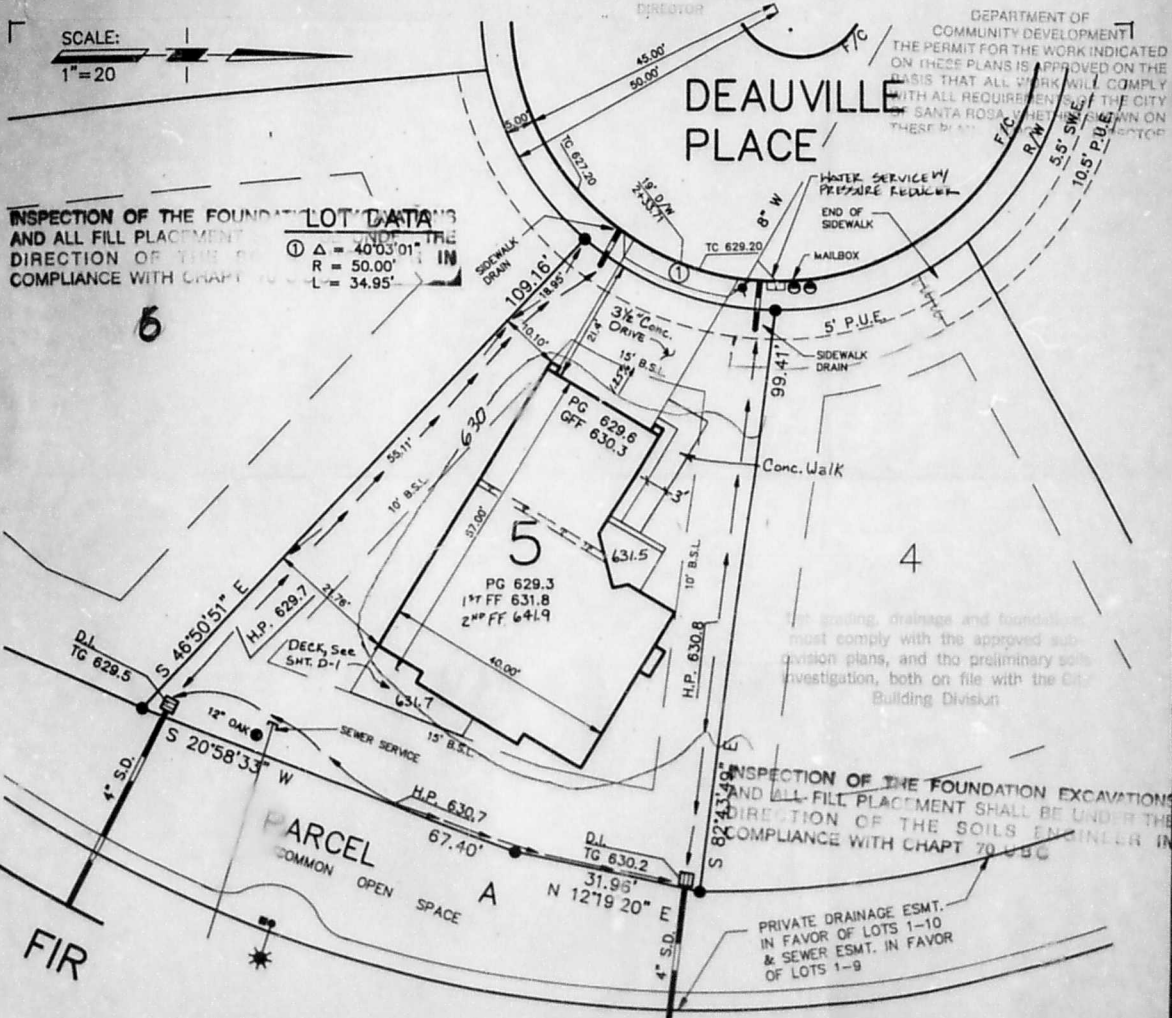
1. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF UTILITIES WITH APPROPRIATE AGENCIES PRIOR TO STARTING WORK.
2. LIMIT SITE GRADING TO GARAGE, DRIVEWAY & UNDER FLOOR AREA. ALL FILLS SHALL BE PLACED UNDER THE DIRECTION OF THE SOILS ENGINEER. REMOVE EXCESS EARTH TO AN APPROVED SITE.
3. CONSTRUCT DRIVEWAY APPROACH TO CONTAIN STREET & GUTTER FLOW.
4. CONSTRUCT DRIVEWAY APPROACH TO CONFORM TO CITY STD 226.
5. SLOPE GRADE 1/4" PER FOOT FOR 4'-0" MIN. AWAY FROM BUILDING.
6. PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER AT UNDERFLOOR AREA.
7. MAINTAIN 20' MIN. BACK OF SIDEWALK TO FACE OF GARAGE. CONTRACTOR SHALL CHECK AND VERIFY HOUSE LOCATION PRIOR TO COMMENCING WORK.
8. MAINTAIN 10' BSL @ SECOND STORY.
9. PROVIDE STREET TREES PER LANDSCAPE PLANS.
10. EXCESS EARTH TO BE REMOVED TO AN APPROVED SITE.
11. FOUNDATION DRAIN LINES TO BE PROVIDED ON UPHILL SIDE OF HILLSIDE LOTS TO DIVERT WATER AWAY FROM FOUNDATION.

Note: Developer shall provide plug-in for irrigation control and stubout for irrigation.

DEPARTMENT OF COMMUNITY DEVELOPMENT
LOT DRAINAGE & GRADING
DRAINAGE WATER SHALL BE CARRIED TO THE STREET OR DISPOSED IN A MANNER APPROVED BY THE BUILDING OFFICIAL. GRADING SHALL BE FLUSH WITH ADJACENT LOTS UNLESS OTHERWISE SHOWN ON THE APPROVED GRADING PLAN.

LINE OF SECOND FLOOR NOT SHOWN FOR CLARITY. 10' - 0" SIDE YARD SET BACK REQUIRED TYP UNLESS OTHERWISE NOTED.

SCALE:
1" = 20'



INSPECTION OF THE FOUNDATION AND ALL FILL PLACEMENT SHALL BE UNDER THE DIRECTION OF THE SOILS ENGINEER IN COMPLIANCE WITH CHAPT 70 U.S.C.

LOT DATA:
① Δ = 40°03'01"
R = 50.00'
L = 34.95'

6

4

PLOT PLAN

SCALE: 1" = 20'-0"

LOT: 5
ADDRESS: 3702 DEAUVILLE PLACE
APN:
PLAN: 6 (2 STORY)
ELEV.: A.
BLDG. HT: 20'-10" V. EXIST. GRADE
ZONE: PC-CR



Richard G. Carlile

NOTE: REFERENCE TO IRRIGATION PLANS FOR SLEEVE LOCATION

NOTE: FRONTYARD LANDSCAPING AND IRRIGATION TO BE INSTALLED BY THE HOMEOWNER WITHIN 1 YR. OF OCCUPANCY IN ACCORDANCE WITH THE DEER MEADOWS UNITS I & II LANDSCAPE AND FENCE GUIDELINES.

2 front yard trees by developer

DESIGN FOR:

DEER MEADOW
FOUNTAIN GROVE
SANTA ROSA, CALIFORNIA



JOB NO: 837.865 B

DATE: JAN., 1991

CHKD BY: