



3809 SEDGEMORE DRIVE

LOT COVERAGE = 31%

- NOTES:
1. ANY IMPROVEMENTS, PROPOSED OR REQUIRED, WITHIN THE PUBLIC WAY OR EXISTING PUBLIC SEWER OR WATER EASEMENTS SHALL BE REVIEWED AND APPROVED WITH AN ENCROACHMENT PERMIT APPLICATION. NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 2. THE WATER LATERAL MUST BE SIZED TO MEET DOMESTIC IRRIGATION, AND FIRE SPRINKLER DEMAND.
 3. WATER METERS MAY NEED TO BE SIZED TO A 3/4" METER BASED ON WHAT THE FIRE DEPARTMENT APPROVES TO MEET THE FIRE SPRINKLER REQUIREMENTS.
 4. A BACKFLOW DEVICE IS REQUIRED PER CURRENT CITY STANDARD 815F.
 5. A CLEANOUT MUST BE INSTALLED PER CITY STANDARD 513 IF NONE EXISTS.

- NOTES:
1. DRAINAGE AROUND PERIMETER OF HOUSE AND AT UNDERFLOOR AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE LAYOUT ONLY.
 3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 4. SITE DIMENSIONS, EASEMENTS, AND UTILITY INFORMATION SHOWN HEREON ARE TAKEN FROM THE APPROVED IMPROVEMENT PLANS AND FINAL MAP FOR THE EXISTING SUBDIVISION, ON FILE WITH THE CITY OF SANTA ROSA.
 5. NO TREES ARE EXISTING ON THIS SITE.
 6. CONSTRUCT DRIVEWAY APPROACH TO CONTAIN STREET AND GUTTER FLOWS.
 7. CONTOURS, WALLS, UTILITIES AND STREET IMPROVEMENTS SHOWN ARE PER EXISTING IMPROVEMENT PLANS.
 8. FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING SLOPE GRADE 1/4 INSH PER FOOT FOR A MINIMUM 4 FT FROM THE BUILDING.
 9. ALL DOWNSPOUTS TO DRAIN TO SPLASHBLOCKS DRAINING AT LEAST 24 INCHES FROM FOUNDATIONS.

ARCHITECTURAL SITE PLAN

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

HYBRIDCORE HOME - MODEL #18000
FACTORY BUILT BY: CHH MANUFACTURING, SACRAMENTO

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DO NOT SCALE PLANS

3rd PARTY APPROVAL STAMP