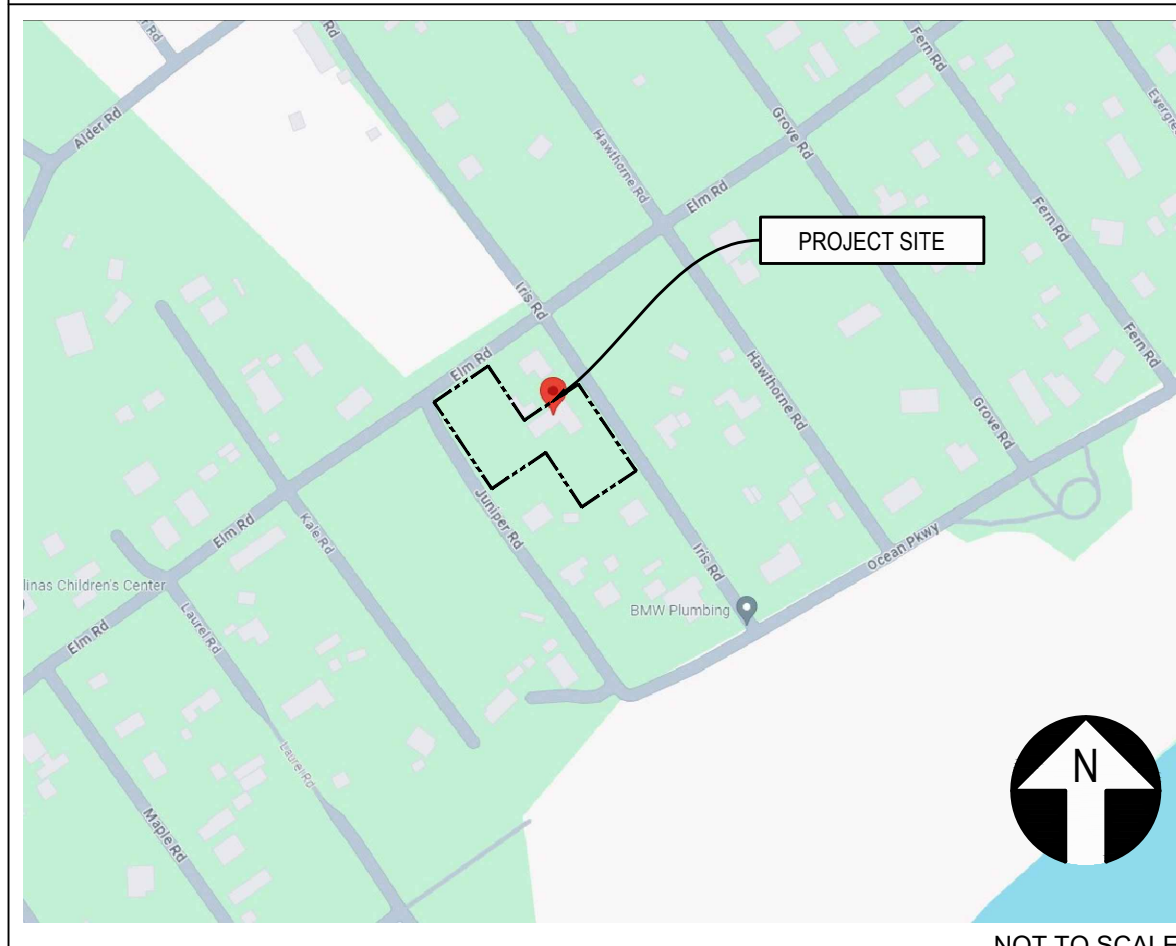


VICINITY MAP



UTILITY KEYNOTES

1. WATER - FROM EXISTING DOMESTIC SUPPLY SYSTEM (AFTER THE METER) ON SITE FROM CLOSEST CONNECTION POINT OF EXISTING RESIDENCE. 1" PVC SCH 40, INSTALL IN ACCORDANCE WITH CURRENT CPC CODE WITH A SHUT-OFF VALVE @ POINT OF CONNECTION TO EXISTING SUPPLY SYSTEM & PRIOR TO MFR'D HOME CONNECTION WITH NON REMOVABLE BACKFLOW HOSE BIBB (or BIBB-TYPE VACUUM BREAKER ON ALL HOSE BIBBS). PRESSURE REDUCER SHALL BE INSTALLED AT ADU RISER. INSTALL DEDICATED BRANCH LINE TO SERVICE FIRE SPRINKLER SYSTEM PRIOR THE ADU SHUTOFF LOCATION.
2. SEPTIC - CONNECT NEW MFR'D HOME TO (N) SEPTIC SYSTEM (UNDER SEPARATE PERMIT) WITH A (N) CLEANOUT AT THE CONNECTION. INSTALL IN ACCORDANCE WITH CURRENT CPC CODE WITH A 3" ABS SCH 40 PIPE & 2% MIN. SLOPE WITH CLEANOUTS LOCATED MORE THAN 5' FROM CRAWL SPACE ACCESS WILL NEED TO EXTENDED TO OUTSIDE.
3. ELECTRICAL - (N) UNDERGROUND SERVICE TO (N) METER BOARD FROM (E) ADJACENT POWER POLE. CONNECT NEW MFR'D HOME TO (N) SERVICE PANEL AT METER BOARD.

SITE PLAN NOTES

1. WASTEWATER GRINDER PUMP - IF DETERMINED ON SITE THAT 2% GRAVITY SEWER PIPE FALL IS NOT AVAILABLE, A GRINDER PUMP/TANK SYSTEM SHALL BE DESIGNED & INSTALLED BY OTHERS (UNDER SEPARATE PERMIT).
2. CONTRACTOR TO INSTALL / SETUP OF MODULAR ADU STRUCTURE PER CODE & MFR'R INSTRUCTIONS & ASSURE A WATER TIGHT BUILDING ASSEMBLY.
3. ALL EXISTING GRADING IS TO REMAIN. IF REMOVED OR REVISED FOR NEW WORK IT SHOULD BE MINIMAL IN SCOPE TO PROVIDE POSITIVE DRAINAGE. INSTALL PROPER EROSION CONTROL MEASURES AS REQUIRED PER LOCAL CODE.
4. ALL UTILITY CONNECTION PERMIT REQUIREMENTS SHALL BE CONFIRMED AND PROCESSED BY THE CONTRACTOR PRIOR TO INSTALLATION WHEN REQUIRED BY THE LOCAL UTILITY COMPANY. CONTRACTOR SHALL VERIFY ALL BUILDING UTILITY LOCATIONS PRIOR TO TRENCHING. DESIGN BUILD.
5. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT (IF APPLICABLE) FOR ALL SITE & BUILDING RECOMMENDATIONS PRIOR TO COMMENCING WORK.
6. NEW 150 AMP ELECTRICAL PANEL @ NEW ADU WITH UFER GROUND AT SEPARATE BUILDING PANEL IN ACCORDANCE WITH CEC 250.32.
7. AN ENGINEERING / ENCROACHMENT PERMIT MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO DELIVERY OF MFR'D STRUCTURES, CONSTRUCTION STAGING, RESERVED CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. THE GC IS CONFIRM AND APPLY FOR ANY REQUIRED ENGINEERING / ENCROACHMENT PERMITS PRIOR TO ANY WORK IN THE RIGHT-OF-WAY

EXCAVATION & GRADING

VOLUME CUT:	30 CY
VOLUME FILL:	12 CY
DISPERSE:	18 CY

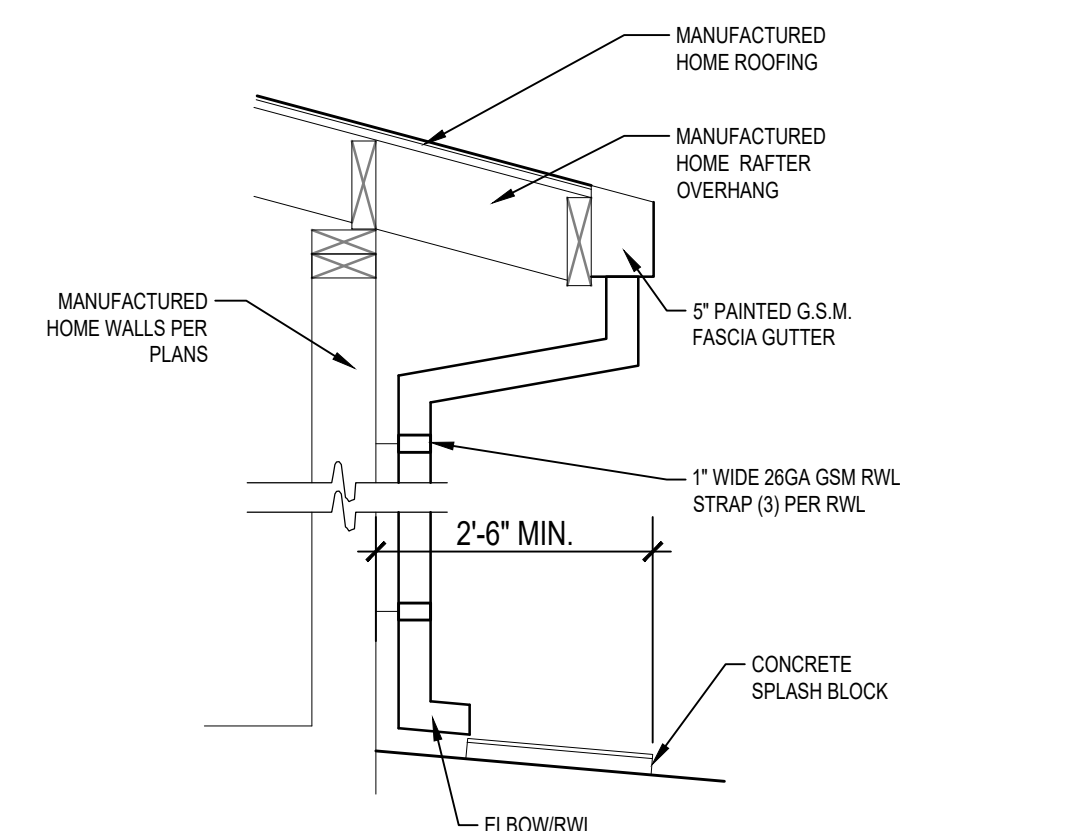
GRADING AND DRAINAGE NOTES

1. THE SOILS ENGINEER SHALL REVIEW THIS PLAN.
2. ALL GRADING WORK SHALL BE DONE UNDER THE UNDER SOILS ENGINEER'S OBSERVATION.

POLLUTION PREVENTION

ALL CONSTRUCTION AND SITE WORK SHALL COMPLY WITH THE MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM (SEE SHEET A1.3).

ALL CONTRACTORS SHALL HAVE A PRINTED COPY OF THE MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM ON SITE PRIOR TO ANY SITE WORK AND SHALL COMPLY WITH THE FEATURES AS THEY APPLY.



1 GUTTER/RWL TO SPLASH BLOCK SCALE: 1"=1'-0"

VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

Lindsey Negro
LINDSEY NEGRO

Detached ADU
 185 IRIS RD
 BOLINAS, CA 94924 (APN: 191-172-17)
 WEARE

REVISION LIST	DATE

Project number 599
Date 5/22/24

PROPOSED SITE PLAN

A1.1