

ABBREVIATIONS

AD	AREA DRAIN
BO	BLOW-OFF VALVE
BSL	BUILDING SETBACK LINE
BSW	BACK OF SIDEWALK
CONC	CONCRETE
DI	DROP INLET
DOC	DOCUMENT
EG	EXISTING GRADE
ESMT	EASEMENT
EX	EXISTING
F	FIRE LINE
FC	FACE OF CURB
FD	FIELD DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGH POINT
IRR	IRRIGATION
JB	JUNCTION BOX
LAT	LATERAL
LIP	LIP OF GUTTER PAN
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PG	PAGE(S)
PGE	PACIFIC GAS AND ELECTRIC
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PWE	PUBLIC WATER EASEMENT
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
RRFB	RECTANGULAR RAPID FLASHING BEACON
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDDI	STORM DRAIN DROP INLET
SDFD	STORM DRAIN FIELD DRAIN
SDMH	STORM DRAIN MANHOLE
SHLDR	SHOULDER
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SS-LAT	SANITARY SEWER LATERAL
ST-LT	STREET LIGHT
SW	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TYP	TYPICAL
UTIL	UTILITY
W	WATER LINE
WM	WATER METER
WV	WATER VALVE
YI	YARD INLET

BENCHMARK

THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CGPS STATION CASR (PID D07031) WITH PUBLISHED ELLIPSOIDAL HEIGHT OF 31.459m, IN ADDITION TO APPLYING THE NGS GEOID HEIGHT MODEL "GEOID2012B".

OWNER

PACIFIC COMPANIES
430 E. STATE STREET, SUITE 100
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(208) 461-0022

ARCHITECT

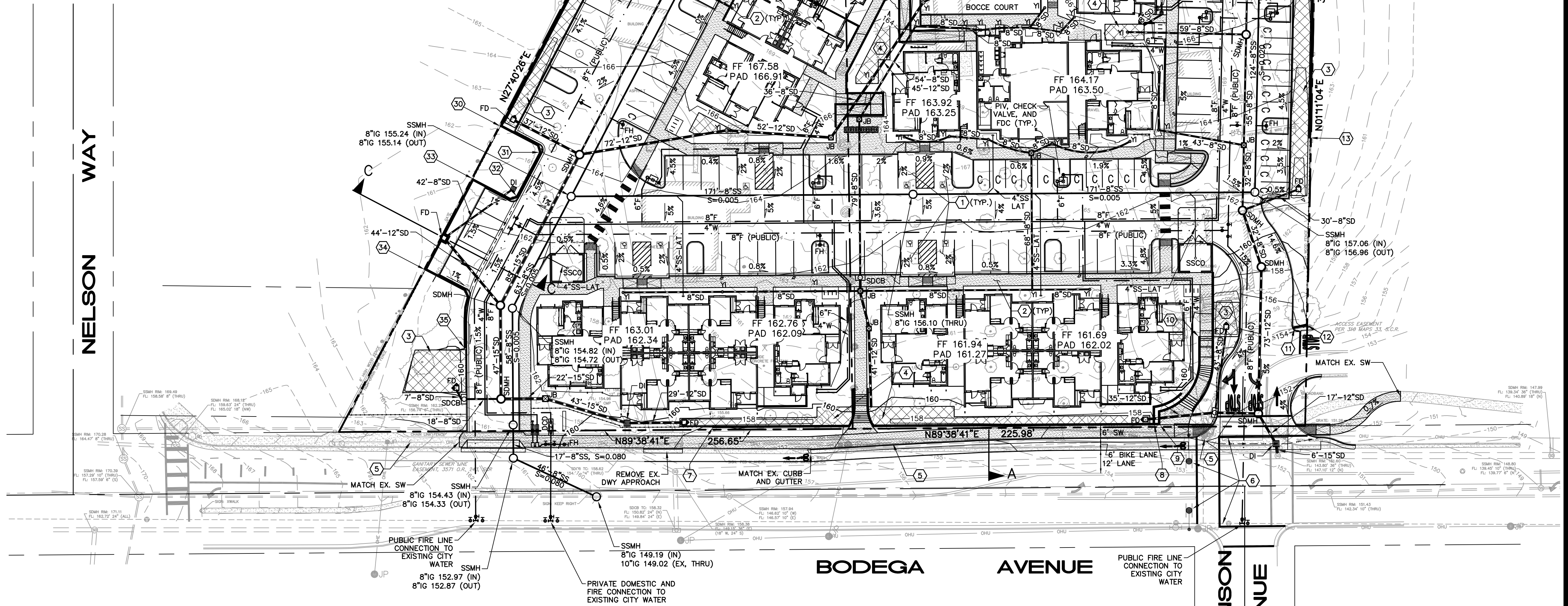
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ENGINEER

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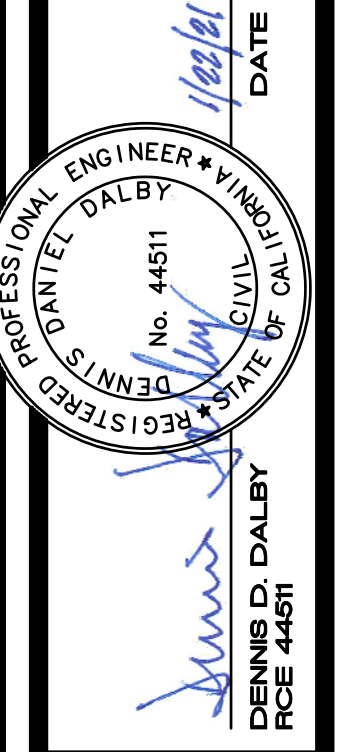
SURVEYOR

CINQUINI & PASSARINO, INC.
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KEY NOTES

- ACCESSIBLE PARKING STALLS SHALL HAVE A 2% MAXIMUM SLOPE IN ALL DIRECTIONS.
- ACCESSIBLE PATHS OF TRAVEL SHALL HAVE A 2% MAXIMUM CROSS SLOPE AND A 5% MAXIMUM LONGITUDINAL SLOPE.
- PRIORITY 2 ROADSIDE BIORETENTION WITH CURB OPENINGS PER LID DETAIL P2-04.
- PRIORITY 2 ROADSIDE BIORETENTION WITH NO CURB AND GUTTER PER LID DETAIL P2-05.
- EXISTING OVERHEAD UTILITIES ALONG THE BODEGA AVENUE PROJECT FRONTAGE SHALL BE PLACED UNDERGROUND.
- RE-STRIPE CROSSWALK AND INSTALL RRBFS ON MAIN ARMS.
- RETAINING WALL: TW=158.42; FG=158.25; BSW=157.57
- RETAINING WALL: TW=157.66; FG=157.49; BSW=153.07
- RETAINING WALL: TW=156.72; FG=156.56; SW=153.00
- RETAINING WALL: TW=159.61; FG=159.44; SW=159.57
- RETAINING WALL: TW=154.65; FG=154.48; EG=154.21
- RETAINING WALL: TW=157.55; FG=157.38; EG=153.72
- RETAINING WALL: TW=163.60; FG=163.43; EG=163.07
- RETAINING WALL: TW=168.40; FG=168.23; EG=163.63
- RETAINING WALL: TW=169.94; FG=169.77; EG=169.80
- RETAINING WALL: TW=174.86; FG=174.17; EG=174.69
- RETAINING WALL: TW=178.74; FG=175.44; EG=178.57
- RETAINING WALL: TW=183.84; FG=176.39; EG=183.67
- RETAINING WALL: TW=183.40; FG=177.18; EG=183.23
- RETAINING WALL: TW=185.95; FG=176.41; EG=185.78
- RETAINING WALL: TW=185.84; FG=175.89; EG=185.67
- RETAINING WALL: TW=183.74; FG=175.07; EG=183.57
- RETAINING WALL: TW=180.15; FG=173.85; EG=179.98
- RETAINING WALL: TW=179.26; FG=172.98; EG=179.09
- RETAINING WALL: TW=174.35; FG=171.23; EG=174.18
- RETAINING WALL: TW=174.78; FG=171.15; EG=174.61
- RETAINING WALL: TW=173.25; FG=170.90; EG=173.08
- RETAINING WALL: TW=170.81; FG=169.98; EG=170.64
- RETAINING WALL: TW=168.87; FG=168.70; EG=168.07
- RETAINING WALL: TW=165.31; FG=165.14; EG=162.14
- RETAINING WALL: TW=164.58; FG=164.41; EG=161.34
- RETAINING WALL: TW=163.44; FG=163.27; EG=160.02
- RETAINING WALL: TW=163.60; FG=163.43; EG=160.63
- RETAINING WALL: TW=162.23; FG=162.06; EG=160.44
- RETAINING WALL: TW=161.50; FG=161.33; EG=160.02



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PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
WOODMARK APARTMENTS
3.59 ACRES
JANUARY 2021
7716 AND 7780 BODEGA AVENUE
SEBASTOPOL, CALIFORNIA
APN 080-230-087
ANP 004-211-007

JOB NO.
19-119
SHEET NO.
C1
OF 2 SHEETS