

SUPPLEMENTAL INFORMATION MAP SHEET NOTES

REQUIRED NOTES ON ALL MAPS

THE DATA SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

RECORD TITLE INTEREST AND ENCUMBRANCES WERE BASED ON A TITLE REPORT BY _____ DATED _____. THE SURVEYOR DOES NOT ASSUME LIABILITY FOR THE TITLE SEARCH.

A SOILS REPORT PERTAINING TO THIS SUBDIVISION IS ON FILE AT THE DEPARTMENT OF COMMUNITY DEVELOPMENT ENGINEERING DIVISION, REPORT BY: _____, TITLED _____ DATED _____.

THIS PROJECT IS SUBJECT TO THE LATEST ADOPTED ORDINANCES, RESOLUTIONS, POLICIES, AND FEES, INCLUDING BUT NOT LIMITED TO SCHOOL IMPACT FEES ADOPTED BY THE CITY COUNCIL AT THE TIME OF THE BUILDING PERMIT REVIEW AND APPROVAL.

THIS SUBDIVISION IS LOCATED WITHIN THE _____ SCHOOL DISTRICT, THE FACILITIES OF WHICH WILL BE ADVERSELY AFFECTED BY THE STUDENTS EXPECTED TO BE GENERATED BY THIS SUBDIVISION. TO MITIGATE THIS EFFECT, THIS SUBDIVISION IS MADE SUBJECT TO THE CITY'S POLICY WITH REGARD TO SUCH IMPACTS AS THAT POLICY NOW EXISTS OR AS IT MAY BE AMENDED, EXTENDED, OR REVISED IN THE FUTURE, PRESENT CITY POLICY REQUIRES THE PAYMENT OF SCHOOL IMPACT FEES FOR EACH BUILDING PERMIT ON EACH LOT INCLUDING WITHIN THE FINAL/PARCEL MAP OF THIS SUBDIVISION. THE EXACT SCHOOL IMPACT FEE, IF ANY, THE DEVELOPER OF THIS SUBDIVISION WILL HAVE TO PAY WILL BE THE FEE IN EFFECT AT THE TIME THE DEVELOPER APPLIES FOR BUILDING PERMITS FOR RESIDENTIAL STRUCTURES WITHIN THIS SUBDIVISION.

PARK FEES IN EFFECT AT THE TIME OF THE BUILDING PERMIT ISSUANCE SHALL BE PAID WHEN THE BUILDING PERMIT IS ISSUED.

NO STRUCTURES OTHER THAN PROPERTY LINE FENCES SHALL BE OUTSIDE OF THE BUILDING ENVELOPE/SETBACK. PROPERTY LINE FENCES SHALL NOT EXCEED THREE FEET IN HEIGHT WITHIN THE FRONT SETBACK.

SUPPLEMENTAL INFORMATION MAP SHEET NOTES

PROJECT SPECIFIC REQUIRED NOTES

THE REQUIREMENT FOR A PRELIMINARY SOILS REPORT FOR THIS SUBDIVISION HAS BEEN WAIVED AS PERMITTED UNDER THE SUBDIVISION MAP ACT, ARTICLE 7, SECTION 66491 (a), SEE CITY OF SANTA ROSA VARIANCE NUMBER _____, DATED _____.

NO STRUCTURES MAY ENCROACH ON, ABOVE, OR BELOW THE SURFACE OF THE GROUND IN THE PUBLIC EASEMENT. THIS INCLUDES FOOTINGS OF FOUNDATION, EAVES FROM THE ROOF OF ANY ADJACENT STRUCTURE, DECKS, POOLS, PONDS OR OUTBUILDINGS ON SLABS OR FOUNDATIONS. DECKS, SHEDS, OR OTHER STRUCTURES WHICH MAY BE EASILY REMOVED FOR MAINTENANCE OF THE SEWER SYSTEM MAY BE ALLOWED AT THE DIRECTION OF THE DIRECTOR OF UTILITIES.

NO TREES MAY BE PLANTED IN THE PUBLIC EASEMENT WITHOUT FIRST OBTAINING APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. TREES MAY BE ALLOWED TO THE EXTENT THAT DAMAGE TO THE PUBLIC SYSTEM CONTAINED IN THE EASEMENT DOES NOT OCCUR FROM ROOT INTRUSION AND ADEQUATE ACCESS CAN BE PROVIDED FOR MAINTENANCE AND REPAIR VEHICLES. TREES MAY NOT BE PLANTED WITHIN 10' OF A PUBLIC SEWER MAIN.

THE PUBLIC WORKS DEPARTMENT WILL TAKE DUE CAUTION WHEN PERFORMING MAINTENANCE OR REPAIR OF THE PUBLIC STORM DRAIN SYSTEM IN THE EASEMENT, BUT WILL NOT BE RESPONSIBLE FOR REPAIRS OR REPLACEMENT OF TREES, LANDSCAPING OR STRUCTURES NOT SPECIFICALLY APPROVED BY THE CITY OF SANTA ROSA.

BUILDING ENVELOPES SHALL BE CONSIDERED BUILDING SETBACK LINES AND ARE AS FOLLOWS UNLESS SHOWN OTHERWISE: FRONT YARD _____, SIDE YARD _____, REAR YARD _____.

THE CREEK SETBACK LINE SHOWN WAS ESTABLISHED PER CITY OF SANTA ROSA ZONING CODE, SECTION 20-30.040.

EXISTING STRUCTURES OVER LOT _____ WILL NOT BE ALLOWED TO BE RECONSTRUCTED WITHIN THE CREEK SETBACK BUT MAY BE RECONSTRUCTED OUTSIDE THE CREEK SETBACK IF THEY ARE DAMAGED OR DESTROYED BEYOND THE EXTENT ALLOWED FOR RECONSTRUCTION OF A NON-CONFORMING STRUCTURE PER THE SANTA ROSA ZONING CODE.

PARK FEES IN EFFECT AT THE TIME OF THE BUILDING PERMIT ISSUANCE SHALL BE PAID WHEN THE BUILDING PERMIT IS ISSUED. THIS SUBDIVISION SHALL PAY REDUCED PARK FEES PER RESOLUTION NO. _____.

PARCEL _____ SERVES AS A PRIVATE DRIVEWAY AND IS SUBJECT TO A JOINT ACCESS AND MAINTENANCE DECLARATION IN FAVOR OF LOTS _____ WHICH WILL BE RECORDED CONTEMPORANEOUSLY BY THE DEVELOPER WITH THE FILING OF THIS MAP.

PARCEL ____ COMMON AREA SHALL BE OWNED AND MAINTAINED BY _____ HOME OWNERS ASSOCIATION AND IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS WHICH SHALL BE RECORDED CONTEMPORANEOUSLY BY THE DEVELOPER WITH THIS MAP.

LOTS _____ AND _____ ARE SUBJECT TO SEPARATE COMMON DRIVEWAY MAINTENANCE DECLARATION WHICH WILL BE RECORDED CONTEMPORANEOUSLY BY THE DEVELOPER WITH THE FILING OF THIS MAP.

LOTS _____ AND _____ ARE SUBJECT TO A JOINT ACCESS AND MAINTENANCE DECLARATION WHICH WILL BE RECORDED CONTEMPORANEOUSLY BY THE DEVELOPER WITH THE FILING OF THIS MAP.

THE REAL PROPERTY WITHIN THE BOUNDARIES OF THIS FINAL MAP ARE SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS WHICH WILL BE RECORDED CONTEMPORANEOUSLY BY THE DEVELOPER WITH THE FILING OF THIS MAP.

ONSITE PRIVATE SIGNAGE AND PAINTED CURBS SHALL BE PRIVATELY MAINTAINED.

PRIVATE LIGHTS SHALL BE INSTALLED WITH THE RESIDENCIES TO ILLUMINATE THE COMMON DRIVEWAY. ALL PRIVATE LIGHTING SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS.

PARCEL ____ COMMON OPEN SPACE SHALL ACCEPT ALL PUBLIC AND PRIVATE DRAINAGE FROM OFFSITE AND ADJACENT PROPERTIES.

PROJECT SPECIFIC REQUIRED NOTES
UTILITIES

WATER AND SEWER DEMAND FEES AND WATER METER FEES HAVE NOT BEEN, AND MUST BE, PAID PRIOR TO ISSUANCE OF BUILDING PERMITS.

IN ADDITION, OWNER OR PARTY APPLYING FOR A BUILDING PERMIT IS RESPONSIBLE FOR THE PAYMENT OF NON-PARTICIPATING WATER MAIN REIMBURSEMENT FEES FOR LOT(S) ____ AND NON-PARTICIPATING SEWER MAIN REIMBURSEMENT FEES FOR LOT(S) ____.

(PORTIONS OF THIS) SUBDIVISION LIE(S) WITHIN A HIGH PRESSURE ZONE. INDIVIDUAL PRESSURE REGULATORS ARE REQUIRED FOR (ALL) LOTS ____ (BELOW ELEVATION ____) WITHIN THIS SUBDIVISION.

THE CITY OF SANTA ROSA CANNOT GUARANTEE ADEQUATE WATER PRESSURE FOR BUILDINGS ABOVE ____ FEET. LOTS ABOVE THIS ELEVATION WILL REQUIRE INDIVIDUAL WATER PRESSURE BOOSTER PUMP SYSTEMS AND DOUBLE CHECK VALVE PREVENTORS. LOTS AFFECTED BY LOW PRESSURE ARE _____.

LOTS REQUIRING PRIVATE SEWAGE GRINDER PUMPS, SHALL HAVE REDUCED PRESSURE BACKFLOW PREVENTORS ON THEIR WATER SERVICES.

A SEWER RELIEF VALVE MUST BE INSTALLED AS REQUIRED BY THE BUILDING DEPARTMENT ON ALL LOTS WHERE THE FINISHED FLOOR ELEVATION IS BELOW THE RIM OF THE NEXT UPSTREAM MANHOLE OF THE PUBLIC SEWER PER THE UPC SECTION 710.0.

WATER (OR SEWER) DEMAND FEE CREDIT FOR 1 SINGLE FAMILY DWELLING SHALL BE APPLIED TO LOT 1 (OR THE FIRST LOT TO CONNECT TO WATER AND / OR SEWER IN THIS SUBDIVISION.

NO TREES MAY BE PLANTED IN A PUBLIC SEWER EASEMENT WITHOUT FIRST OBTAINING APPROVAL OF THE DIRECTOR OF UTILITIES. TREES MAY BE ALLOWED TO THE EXTENT THAT DAMAGE TO THE SEWER SYSTEM DOES NOT OCCUR FROM ROOT INTRUSION AND ADEQUATE ACCESS CAN BE PROVIDED FOR MAINTENANCE AND REPAIR VEHICLES.

THE UTILITIES DEPARTMENT WILL TAKE DUE CAUTION WHEN PERFORMING MAINTENANCE OR REPAIR OF SEWER SYSTEMS IN EASEMENTS, BUT WILL NOT BE RESPONSIBLE FOR REPAIRS OR REPLACEMENT OF TREES, LANDSCAPING OR STRUCTURES NOT SPECIFICALLY APPROVED BY THE DIRECTOR OF UTILITIES.