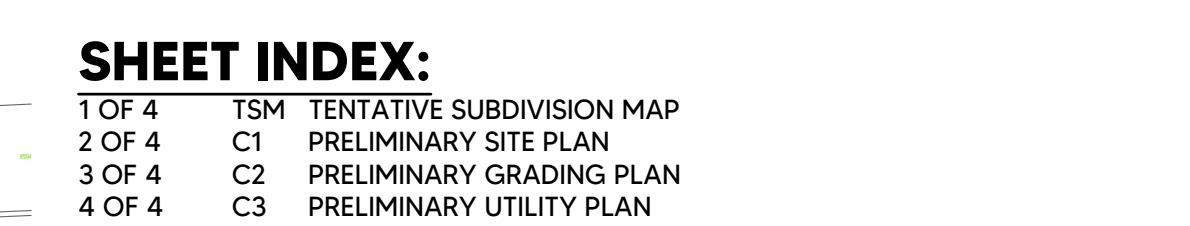


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ABBREVIATIONS:

PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POTHOLES AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT LODESTAR ENGINEERING AND SURVEYING, INC. IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. LODESTAR ENGINEERING AND SURVEYING, INC. WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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**VESTING TENTATIVE
SUBDIVISION MAP**

Sheet

TSM

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BOUNDARY LINE	
SETBACK LINE	
AC PAVEMENT	
CONCRETE	
BUILDING AREA	
PORCH AREA	
GARAGE	
LANDSCAPING	
CONTROL POINTS	





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**PRELIMINARY GRADING &
 DRAINAGE PLAN**

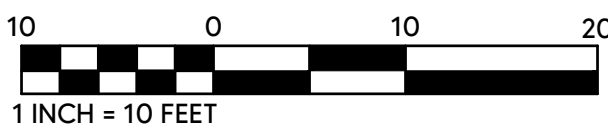
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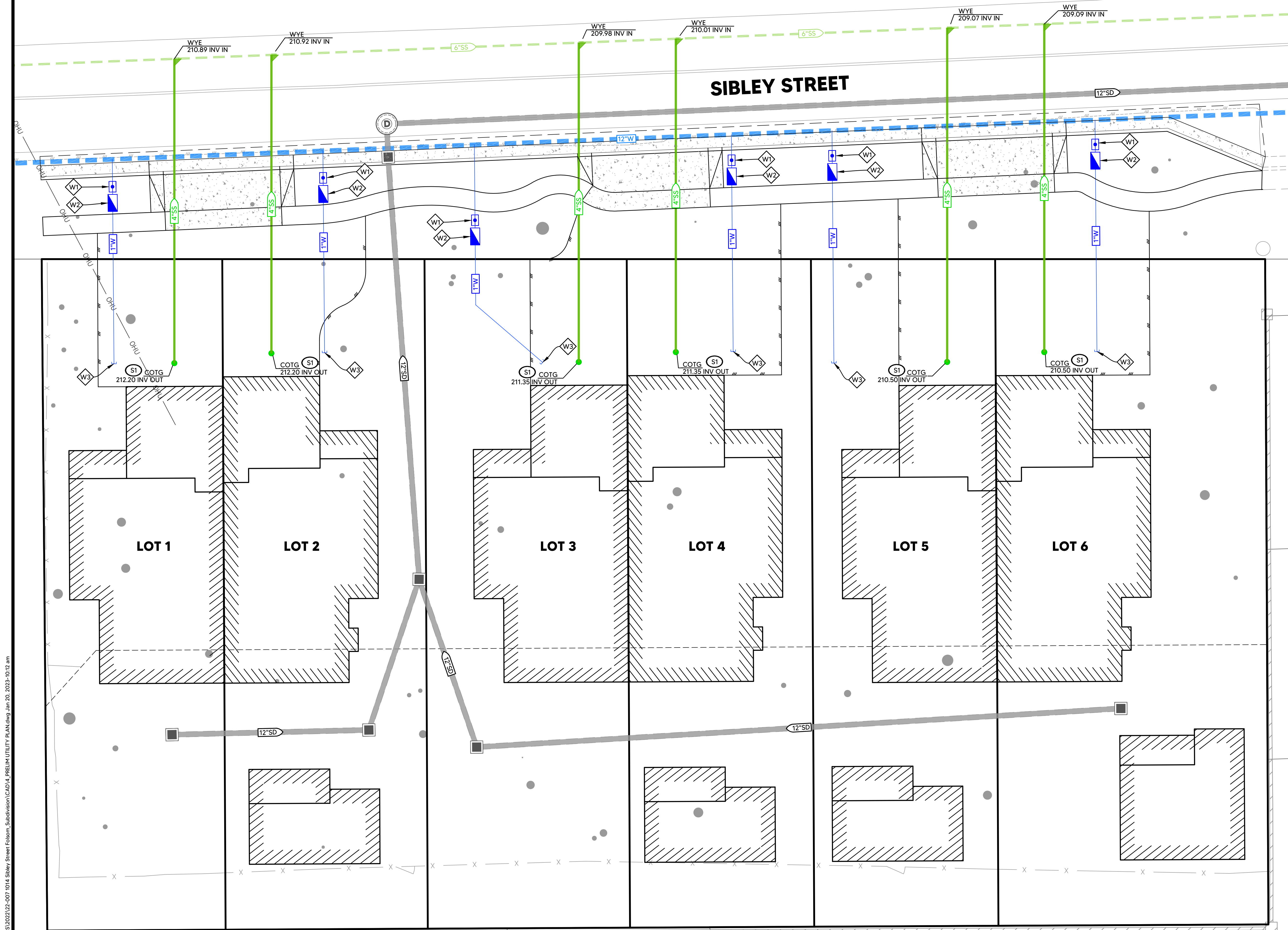
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1/20/2023

<u>CALLOUT</u>	<u>DESCRIPTION</u>
 X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
 SPOT ELEVATION	
 DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG	
 XX.XX XX	
AC	ASPHALT CONCRETE
BW	BACK OF WALL
EG	BOTTOM OF WALL
FF	EXISTING GRADE
FG	FINISHED FLOOR
FL	FINISHED GRADE
PCC	FLOW LINE
RIM	PORTLAND CEMENT CONCRET
TC	RIM OF STRUCTURE
	TOP OF CURB



L:\PROJECTS\2022\007 1014 Sibley Street Folsom, Subdivision\CAD\4. PRELIM UTILITY PLAN.dwg Jan 20, 2023 10:12 am



SHEET LEGEND

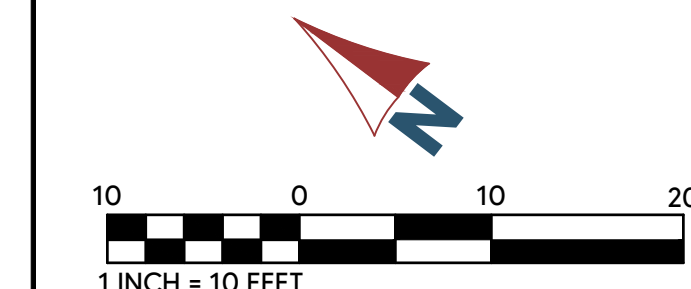
	STORM DRAIN
	SANITARY SEWER
	WATER
	SSMH
	COTG (SS)
	WATER METER (WM)
	BACKFLOW PREVENTER / RP DEVICE (RP)

SANITARY SEWER KEYNOTES:

- S1 CONSTRUCT 4" SANITARY SEWER (SS) SERVICE LATERAL PER CITY OF FOLSOM STANDARDS. CONSTRUCT CLEANOUT-TO-GRADE (COTG) 5 FEET FROM NEW BUILDING.

WATER KEYNOTES:

- W1 CONSTRUCT 1" DOMESTIC WATER SERVICE WITH 1" WATER METER PER CITY OF FOLSOM STANDARDS.
- W2 CONSTRUCT 1" BACKFLOW PREVENTER/RP DEVICE PER CITY OF FOLSOM STANDARDS.
- W3 DOMESTIC WATER POINT OF CONNECTION (P.O.C.).



BY	CHECK	NO	REVISION	DATE	BY	APPROVED
DESIGN	TEE	TEE	TEE	TEE	TEE	TEE
DRAWN	QUANT.	QUANT.	QUANT.	QUANT.	QUANT.	QUANT.



FRANK ALBANESE
LUIS OCON
1014 SIBLEY STREET
FOLSOM, CA 95630

1014 SIBLEY STREET
FOLSOM, CA 95630
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PRELIMINARY UTILITY PLAN

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