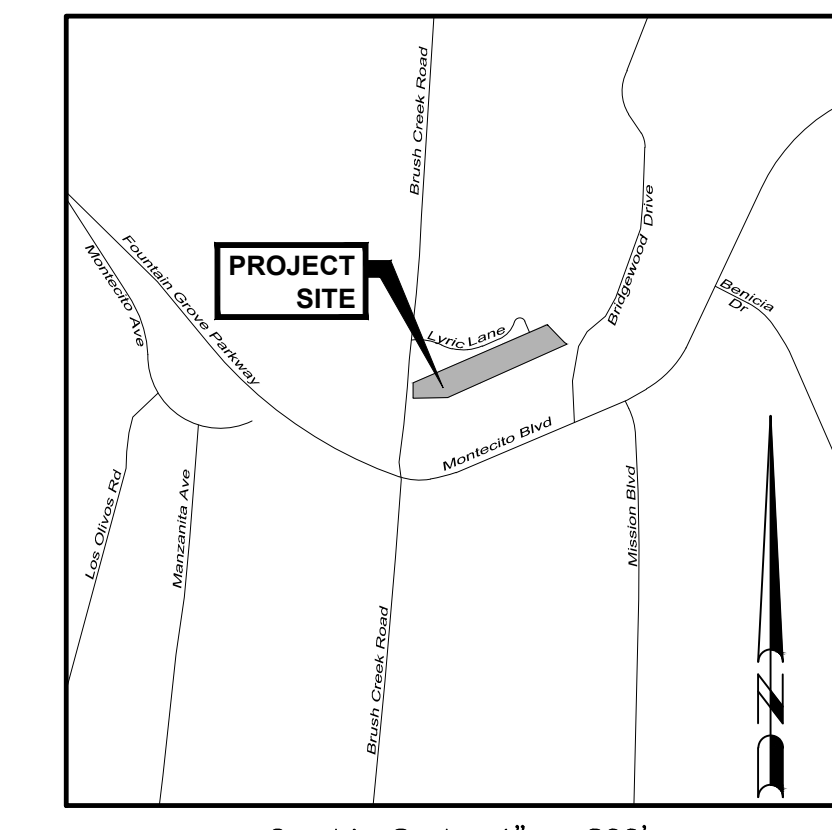
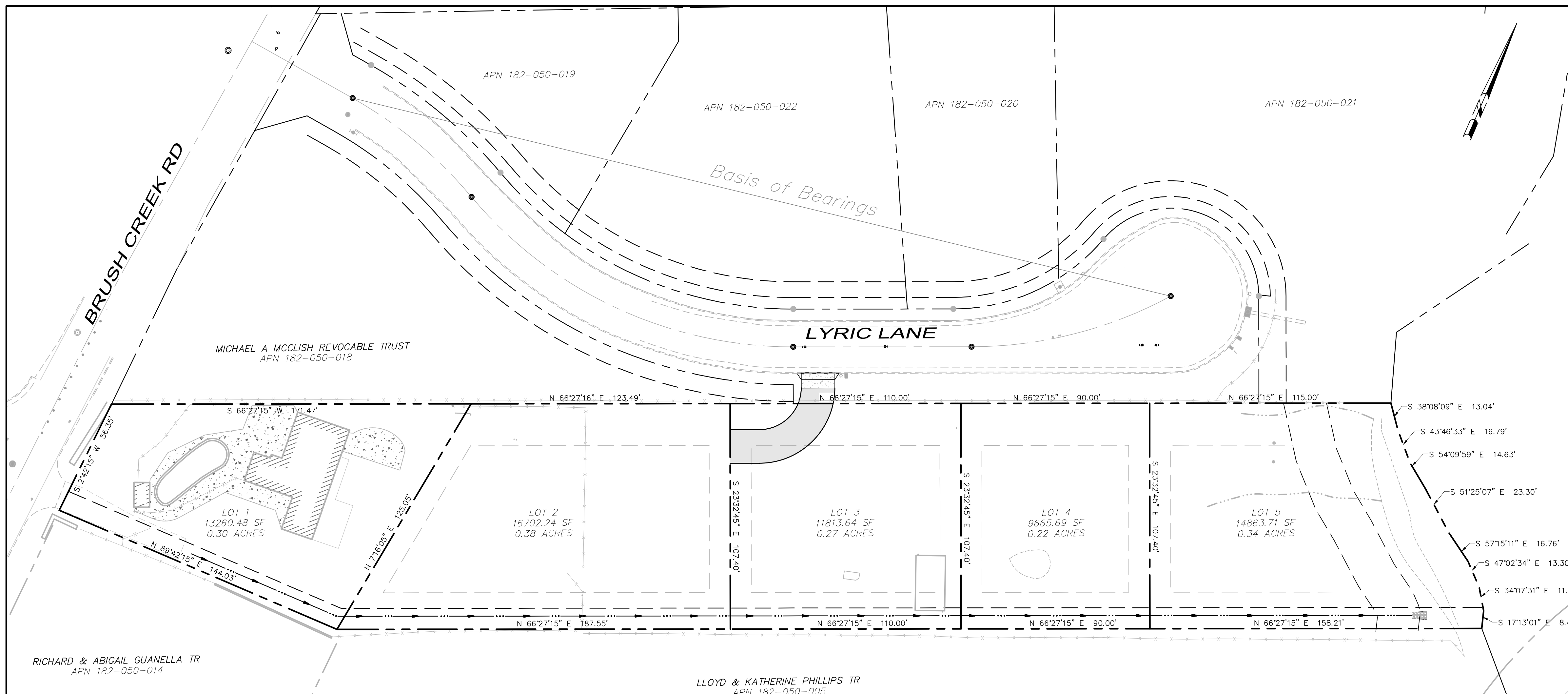


BRUSH CREEK MINOR TENTATIVE MAP

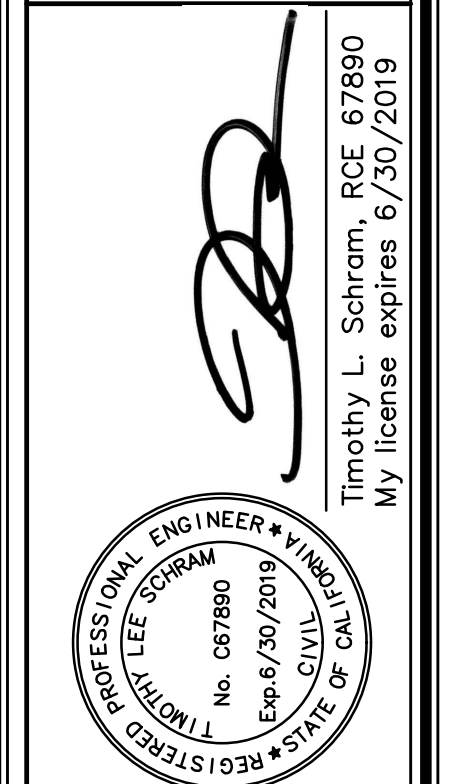
2210 Brush Creek Road
Santa Rosa, California

APN 182-050-004



No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave. Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com "A Service You Can Count On!"



BRUSH CREEK
TITLE SHEET
2210 Brush Creek Road
Santa Rosa, California
APN 182-050-004

SCALE: AS NOTED
Date: May 20, 2020
Design by: AP
Drawn by: TRG
Checked by: TLS

Sheet
C1.0
1 of 2 Sheets
Job 18103

BENCHMARK

B-117- BRUSH CREEK ROAD AND MONTECITO BLVD.; CITY DISK IN MONUMENT WELL, 49 FEET SOUTH OF THE C.L.L. OF MONTECITO BLVD., 3.5 FEET WEST OF THE EAST FACE OF THE CURB ON BRUSH CREEK RD., (COORDINATE MOUNEMENT G-117) ELEV.= 257.66

OWNER/ SUBDIVIDER

Nils Welin & Klas Berghede
300 Montgomery Street, Ste. 813
San Francisco, CA 94104
(415) 347-8961

ENGINEER/SURVEYOR

Adobe Associates, Inc.
1220 N Dutton Avenue
Santa Rosa, California 95401
Phone: (707) 541-2300
Fax: (707) 541-2301

SITE INFORMATION

TOTAL NO. OF LOTS: 5

SITE AREA: 1.52 ACRES
Smallest Lot Size: 9,665 SF (Lot 4)
Largest Lot Size: 16,702 SF (Lot 2)
Average Lot Size: 13,260 SF

PRESENT ZONING: RR B6 20, RC50/25 VOH

PROPOSED ZONING: R-1-6

HIGH FIRE SEVERITY ZONE: NO

SOIL CONDITIONS:

HERITAGE TREES TO BE REMOVED (TAG NOS):
*REFERENCE ARBORIST REPORT
TREE PRESERVATION AND MITIGATION REPORT
PREPARED BY _____

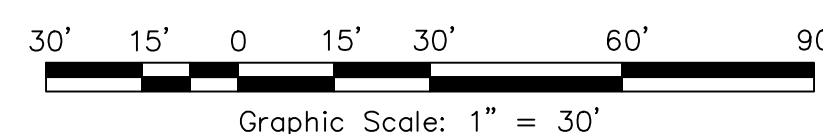
SHEET INDEX

C1.0 TITLE SHEET & GENERAL NOTES
C2.0 PRELIM GRADING & DRAINAGE PLAN

BOUNDARY DESCRIPTION

APN	DN
182-050-004	2007042817

OVERALL SITE PLAN



ABBREVIATIONS

AAI ADOBE ASSOCIATES, INC.	MAX MAXIMUM
AB AGGREGATE BASE	MH MANHOLE
AC ASPHALT CONCRETE	MIN MINIMUM
AD AREA DRAIN	NTS NOT TO SCALE
AE ACCESS EASEMENT	OHW OVERHEAD WIRE
APN ASSESSORS PARCEL NUMBER	PAA PRIVATE ACCESS EASEMENT
BM BENCHMARK	PL PROPERTY LINE
CB CATCH BASIN	PS PLANTER STRIP
CL CLASS	PUE PUBLIC UTILITY EASEMENT
CL CENTERLINE	PVT PRIVATE
CO CLEANOUT	RCE REGISTERED CIVIL ENGINEER
DI DROP INLET	R/W RIGHT OF WAY
DN DOCUMENT NUMBER	S SLOPE
DW DRIVEWAY	SD STORM DRAIN
EG EXISTING GROUND	SF SQUARE FEET
EP EDGE OF PAVEMENT	SS SANITARY SEWER
EL ELEVATION	SSE SANITARY SEWER EASEMENT
ESMT EASEMENT	SSCO SANITARY SEWER CLEANOUT
EX EXISTING	STA STATION
FG FINISH GRADE	STD STANDARD
FH FIRE HYDRANT	SWE SIDEWALK EASEMENT
FS FINISHED SURFACE	TBR TO BE REMOVED
GR GRATE	TC TOP OF CURB
IG INVERT GRADE	TYP TYPICAL
JT JOINT TRENCH	W WATER
LF LINEAR FEET	WE WATER EASEMENT
	WS WATER SERVICE

LEGEND

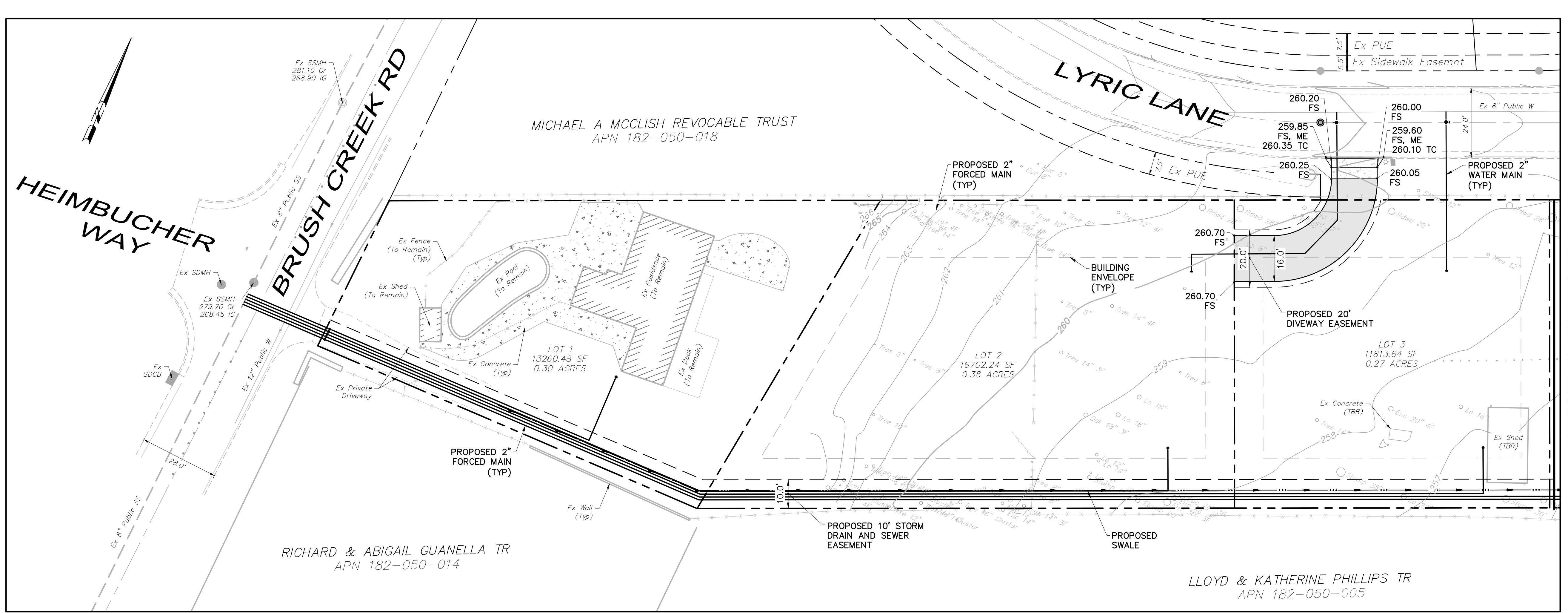
PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB & GUTTER
---	---	SANITARY SEWER & MANHOLE
---	---	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	STORM DRAIN & CATCH BASIN (CB)
---	---	EXISTING TREE WITH TAG NUMBER FROM ARBORIST REPORT. (H) INDICATES HERITAGE STATUS PER CITY ORDINANCE. "X" INDICATES REMOVAL.

RECEIVED
By jg16 at 2:25 pm, Jun 01, 2020

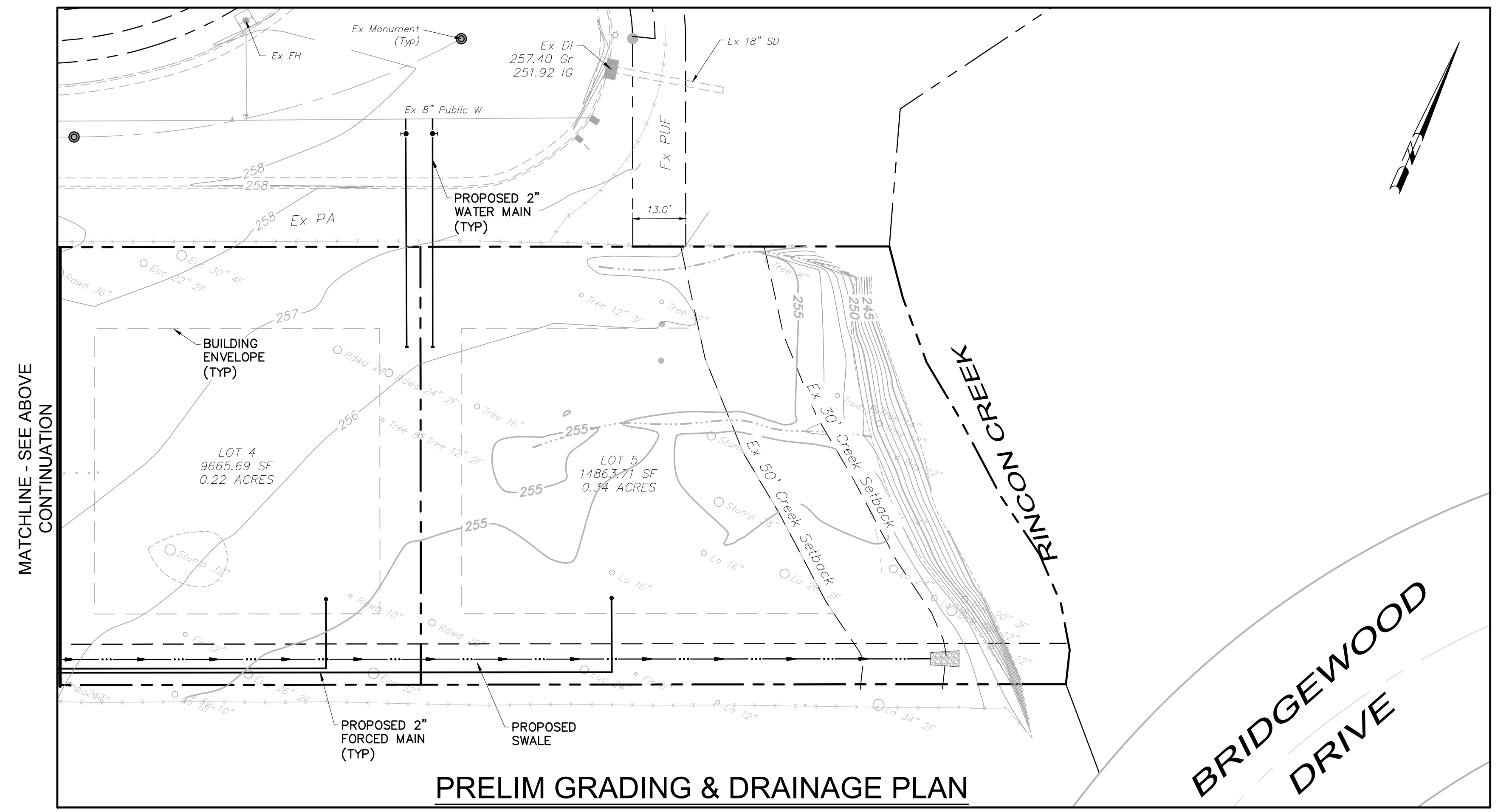
City of Santa Rosa
Planning & Economic
Development Department
RECEIVED

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T:\2018 PROJECTS\18103\Area\Adobe-Design\Tentative Map\18103 - C2.0_Grading & Drainage Plan.dwg, Author: Prithoon, 5/21/2020 9:24:46 AM



MATCHLINE - SEE SHEET BELOW FOR CONTINUATION

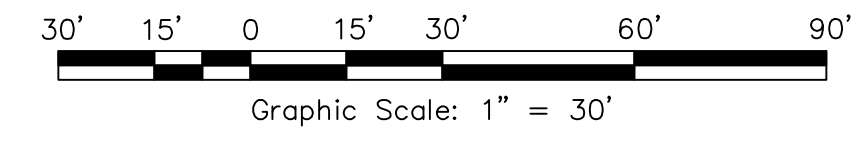


MATCHLINE - SEE ABOVE CONTINUATION

DEMOLITION LEGEND:
 ⊗ EX TREE TO BE REMOVED

HATCHING LEGEND:
 [Hatched Box] 3" AC OVER
 [Hatched Box] 8" CL II AB
 [Hatched Box] 4" PCC OVER
 [Hatched Box] 6" CL II AB

PRELIM GRADING & DRAINAGE PLAN



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PROFESSIONAL ENGINEER
 TIMOTHY L. SCHRAM
 No. 67890
 Exp. 6/30/2021
 CIVIL
 STATE OF CALIFORNIA

Timothy L. Schram, PCE 67890
 My license expires 6/30/2019

**BRUSH CREEK
 PRELIM GRADING & DRAINAGE PLAN**

2210 Brush Creek Road
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