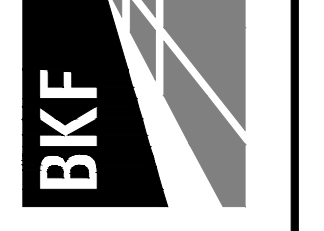


**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 08/29/2022  
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**AVENUE 3111 STORAGE & APARTMENTS**  
APN 043-143-018, -002  
SANTA ROSA, CALIFORNIA

**PROJECT INFORMATION**

Revisions	No.	Date	By	Checked

Date: AUGUST 2022  
Scale: AS SHOWN  
Design: EDW/BRIS  
Drawn: IT  
Approved: EDW  
Job No: 20180135  
Drawing Number:  
**C1**  
1 OF 2

# SITE IMPROVEMENT DRAWINGS

## AVENUE 3111 STORAGE & APARTMENTS

SANTA ROSA, CA

APN 043-143-018, -002

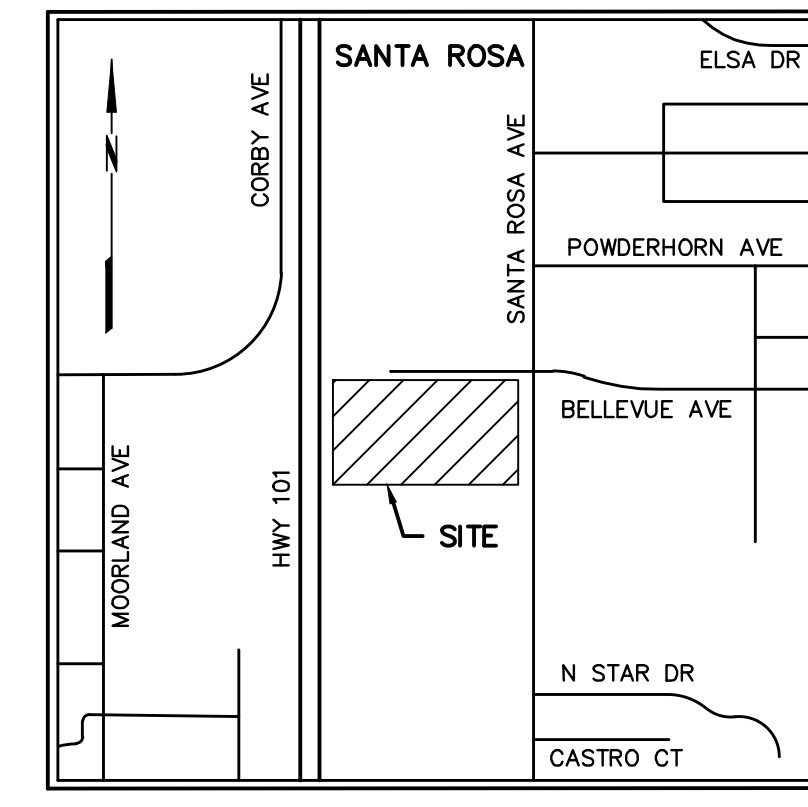
AUGUST 2022

### ABBREVIATIONS

±	MORE OR LESS	MB	MAILBOX
AC	ASPHALT CONCRETE	MH	MANHOLE
APN	ASSESSOR'S PARCEL NUMBER	MON	MONUMENT
BD	BRASS DISK	OH	OVERHEAD UTILITY LINE
BFP	BACKFLOW PREVENTOR	OR	OFFICIAL RECORDS
BLDG	BUILDING	SD	STORM DRAIN
BLRD	BOLLARD	SDCO	STORM DRAIN CLEAN OUT
BM	BENCHMARK	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	SS	SANITARY SEWER
CO	CLEAN OUT	SSCO	SANITARY SEWER CLEAN OUT
DOC	DOUBLE DETECTOR CHECK	SSMH	SANITARY SEWER MANHOLE
DN	DOCUMENT NUMBER	TEL	TELECOMMUNICATION
DW	DRIVEWAY	TBM	TEMPORARY BENCHMARK
DYL	DOUBLE YELLOW LINE	TS	TRAFFIC SIGNAL
E	ELECTRIC	THRU	THROUGH
EP	EDGE OF PAVEMENT	TV	TELEVISION
G	GAS	TYP	TYPICAL
GI	GRATE INLET	UB	UTILITY BOX
IP	IRON PIPE	VL	VAULT
		WV	WATER VALVE

### SYMBOLS & LEGEND

EXISTING	PROPOSED	DESCRIPTION
		FOUND CONCRETE MONUMENT
		VALVE FIRE HYDRANT
		BACKFLOW PREVENTION DEVICE SIGN
		STREET LIGHT LIGHT POLE
		GUY ANCHOR UTILITY POLE
		TREE
		PROPERTY LINE PROPOSED LOT LINE
		EASEMENT CENTER LINE
		FLOW LINE FENCE
		OVERHEAD UTILITY LINE FLOW LINE
		SANITARY SEWER WATER
		BIORETENTION AREA CONCRETE
		DETECTABLE WARNING VALLEY GUTTER
		ASPHALT CONCRETE POROUS ASPHALT
		DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN



VICINITY MAP  
NOT TO SCALE

### INDEX OF DRAWINGS

- C1. PROJECT INFORMATION
- C2. GRADING AND UTILITY PLAN

NOTES:  
THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH A DRAWING REFLECTING THE PARCEL'S EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

FIRE HYDRANTS, BUILDING SPRINKLERS AND FIRE DEPARTMENT CONNECTIONS FOR BUILDING SPRINKLERS WILL BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE CITY STANDARDS AND STATE REGULATIONS WITH THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

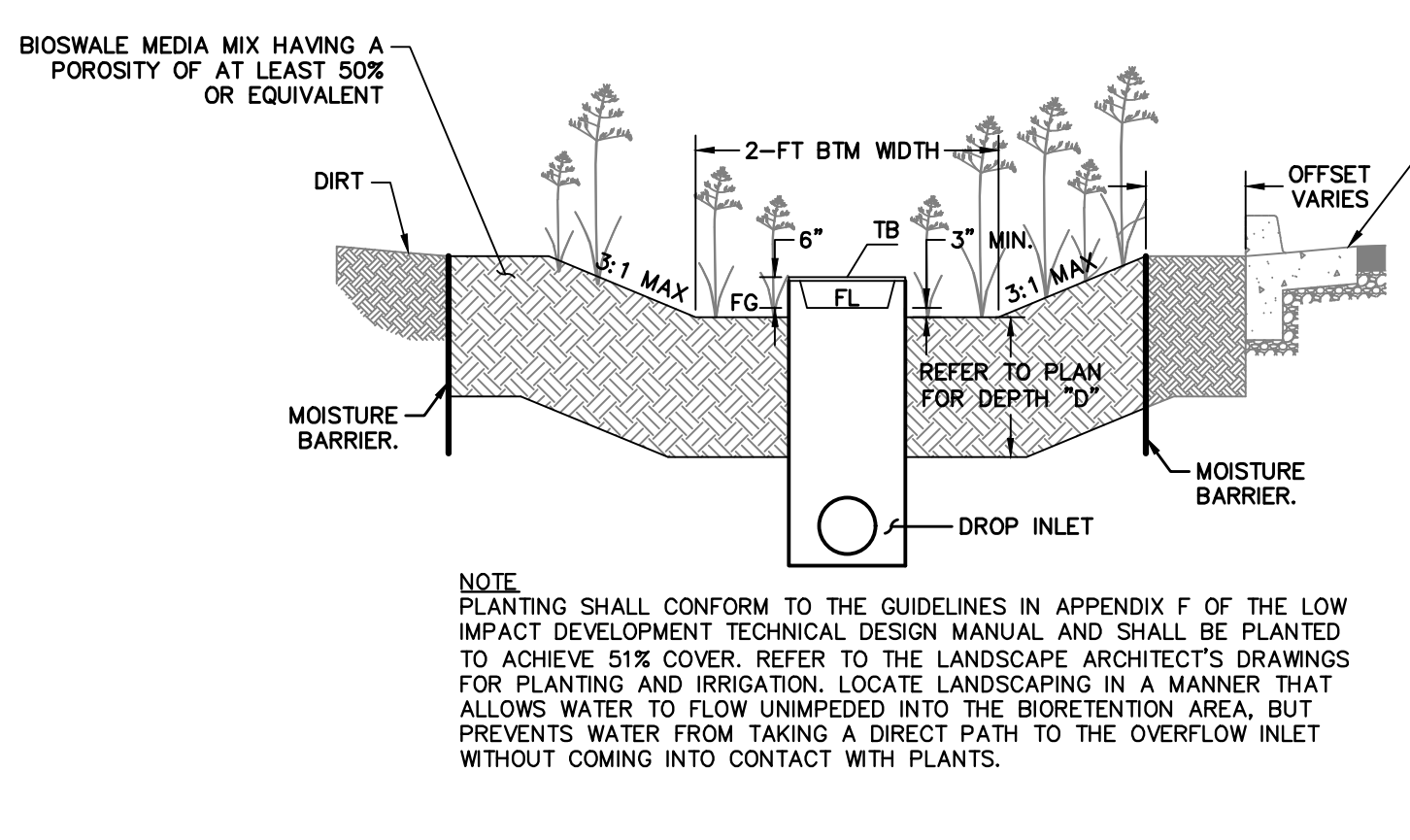
THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A FIELD SURVEY CONDUCTED BY BKF ENGINEERS ON SEPTEMBER 19, 2017.

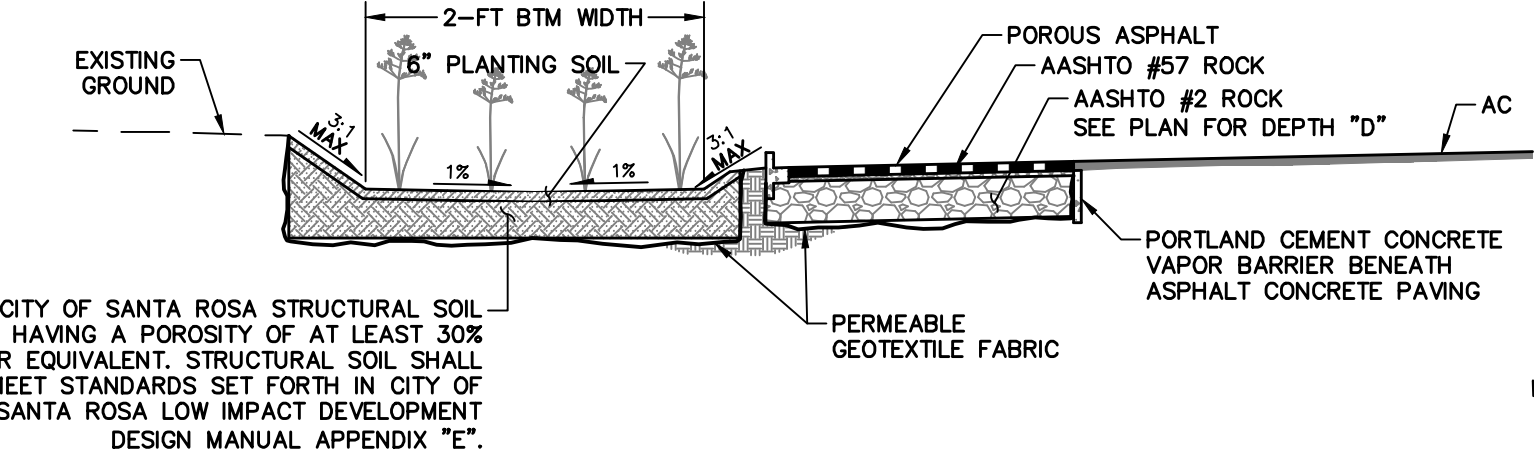
TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIFLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED TREE ARBORIST.

BASIS OF BEARING: BETWEEN FOUND MONUMENTS G-459 & G-460 (CITY OF SANTA ROSA CONTROL MONUMENTS AS SHOWN ON THAT RECORD OF SURVEY "BEING THE LANDS OF ROBERT L. HENRY," FILED FOR RECORD JULY 25, 2003, IN BOOK 651 OF MAPS, AT PAGE 20, SONOMA COUNTY RECORDS, AS N00°46'22"E.

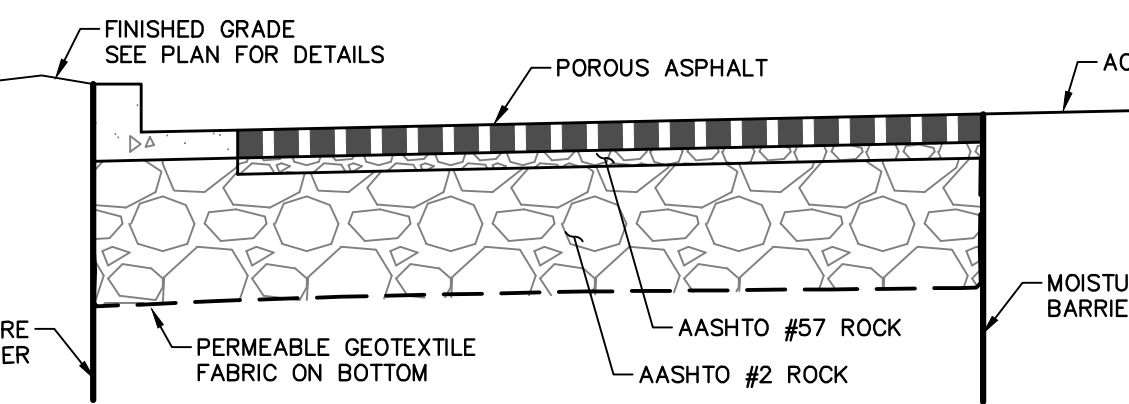
BENCHMARK: BRASS DISK IN WELL MONUMENT (CITY OF SANTA ROSA COORDINATE MONUMENT G-459) AT THE INTERSECTION OF SANTA ROSA AVENUE AND BELLEVUE AVENUE, ELEVATION 120.44.



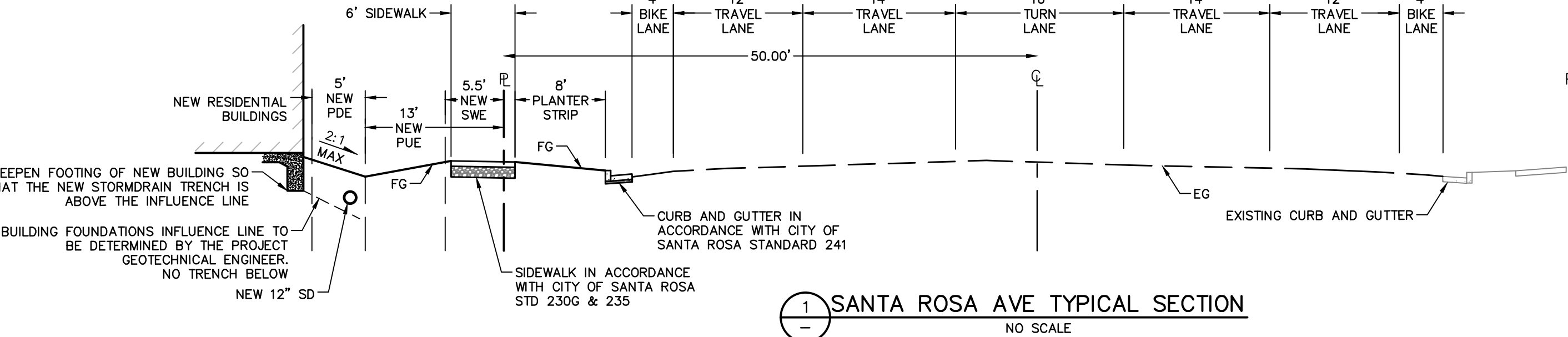
1A BIORETENTION AREA  
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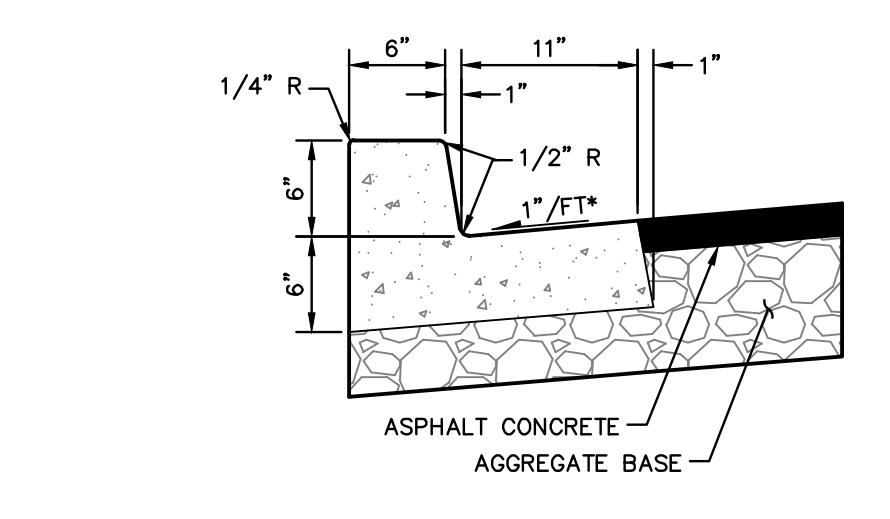
1B BIORETENTION & POROUS PAVEMENT DETAIL  
NO SCALE



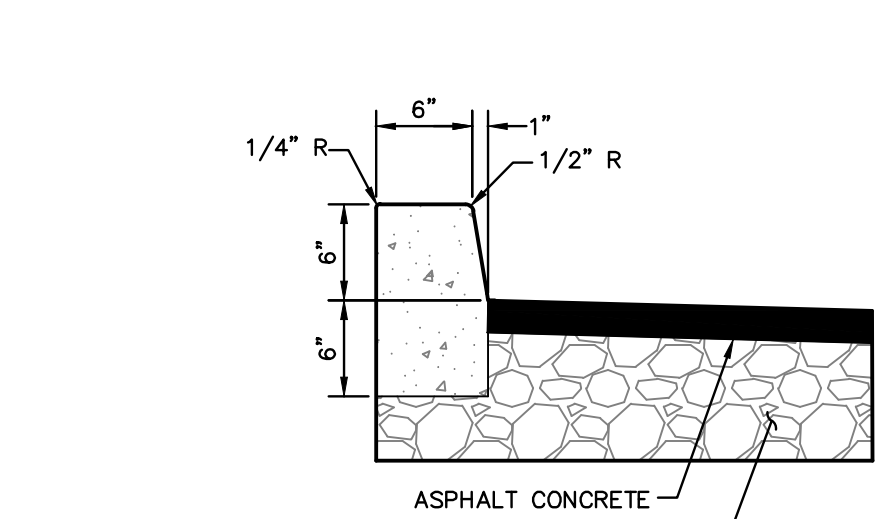
1C POROUS ASPHALT  
NO SCALE



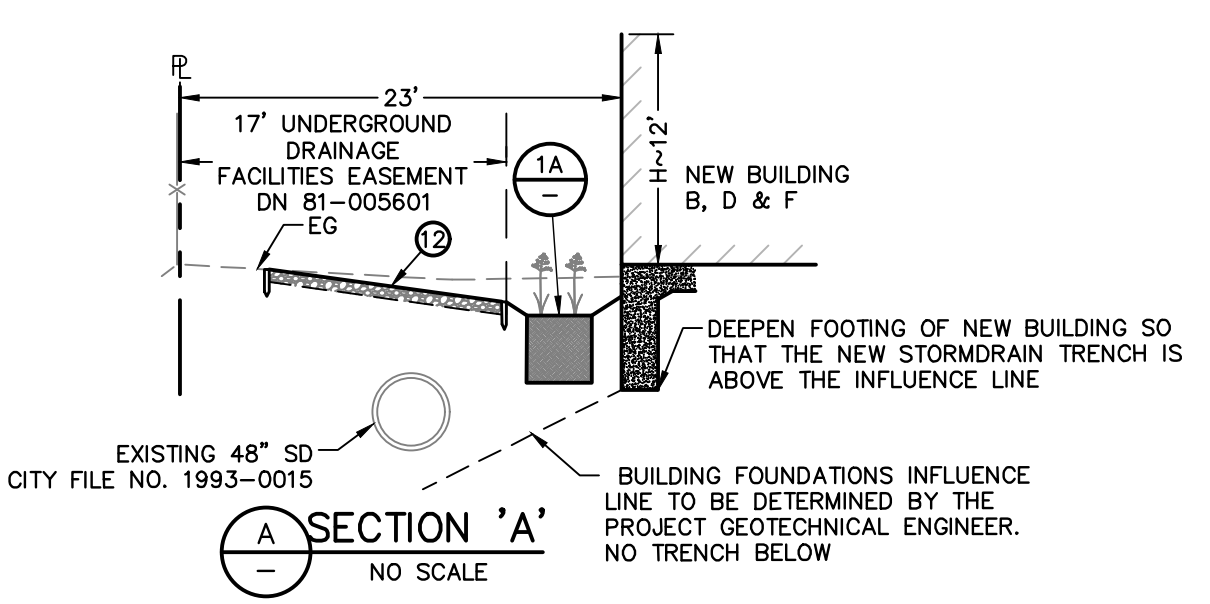
1 SANTA ROSA AVE TYPICAL SECTION  
NO SCALE



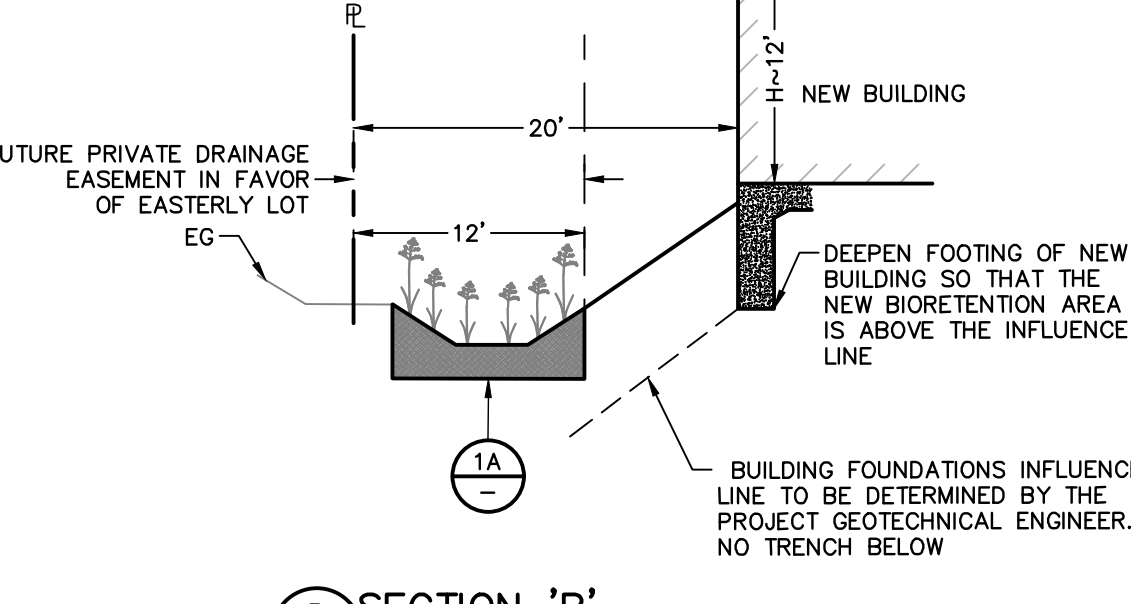
2 CURB AND GUTTER DETAIL  
NO SCALE



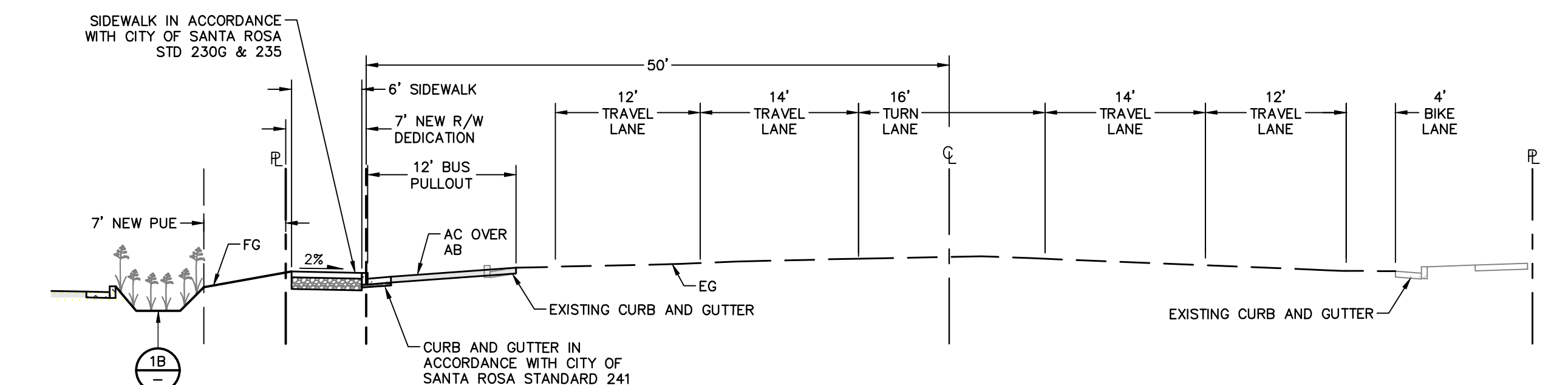
3 CURB DETAIL  
NO SCALE



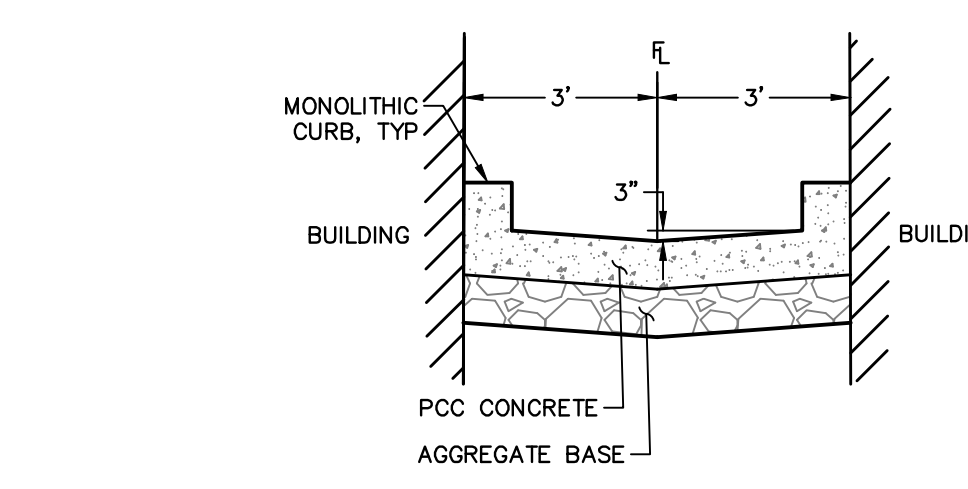
SECTION 'A'  
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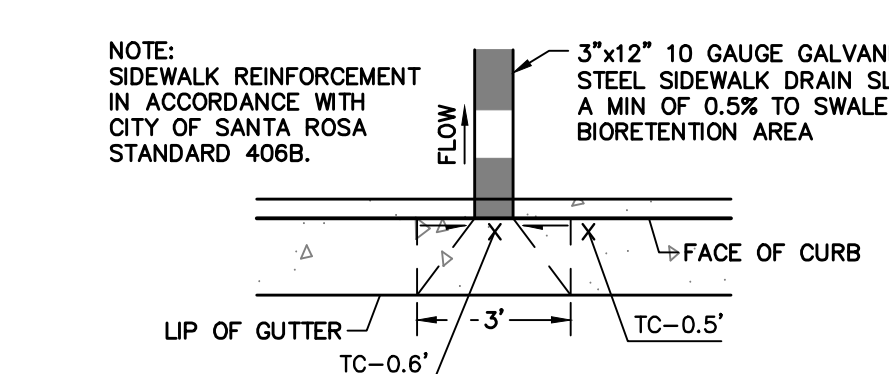
SECTION 'B'  
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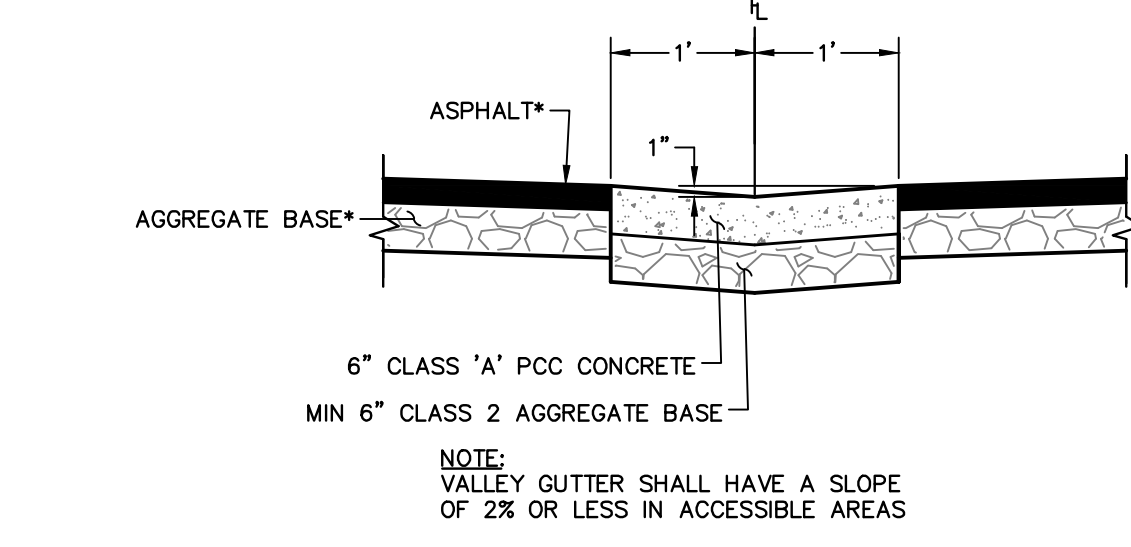
2 SANTA ROSA AVE TYPICAL SECTION AT BUS STOP  
NO SCALE



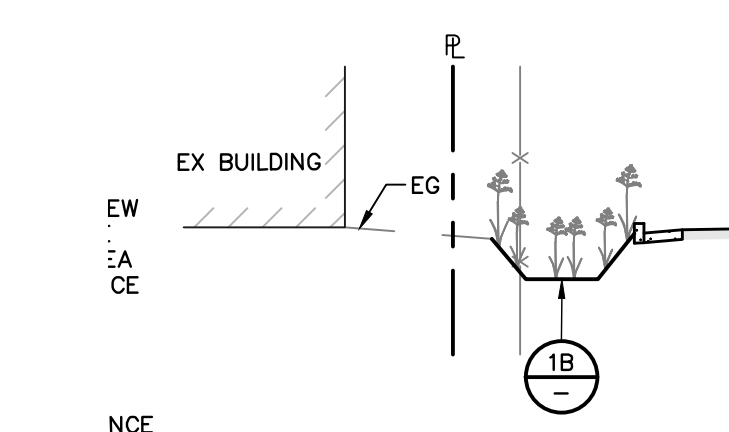
4 PASS THRU DETAIL  
NO SCALE



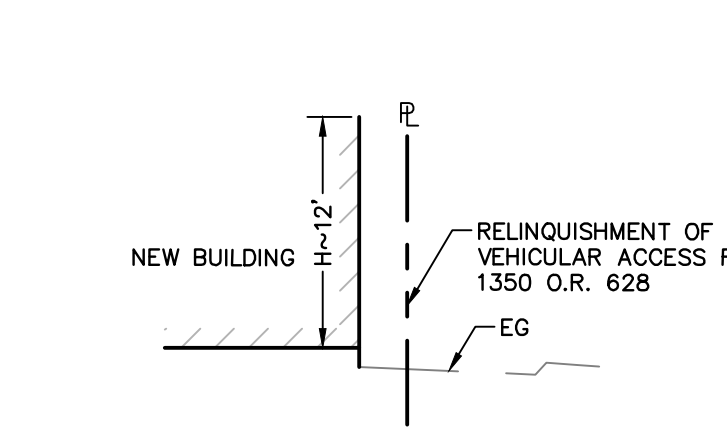
5 GUTTER PAN DEPRESSION  
NO SCALE



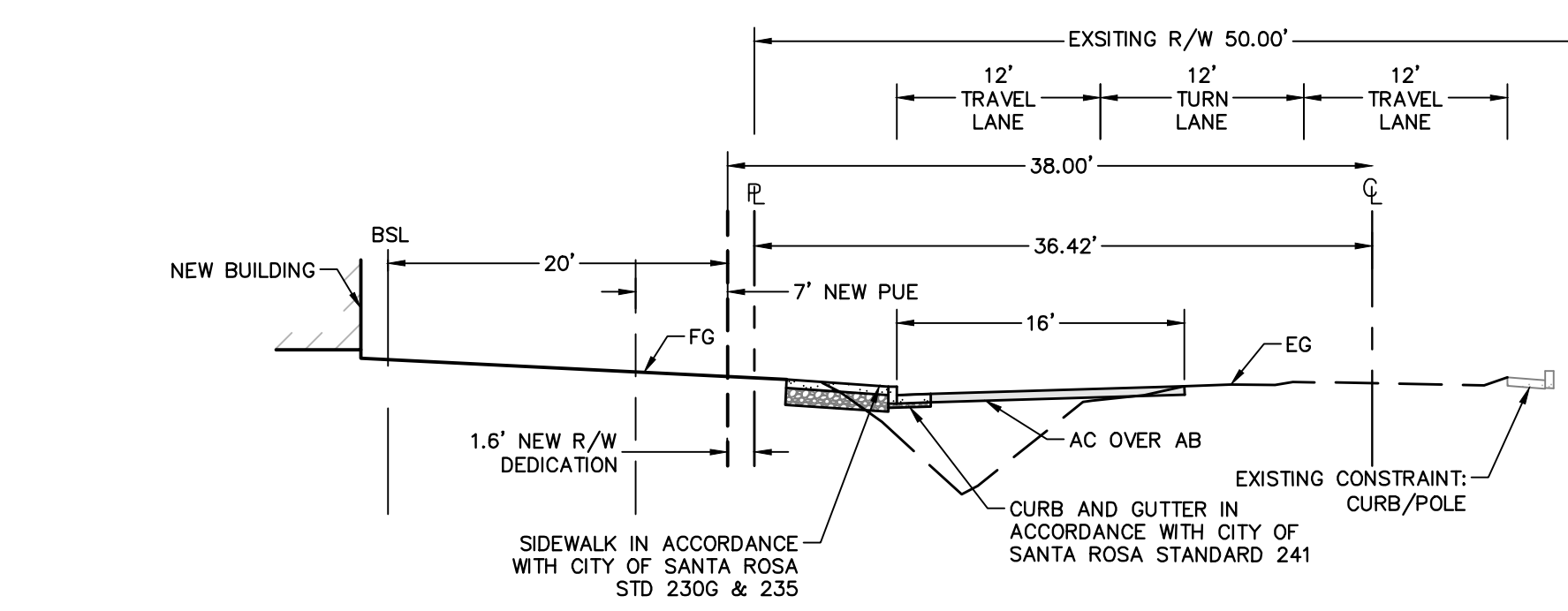
6 VALLEY GUTTER DETAIL  
NO SCALE



SECTION 'C'  
NO SCALE

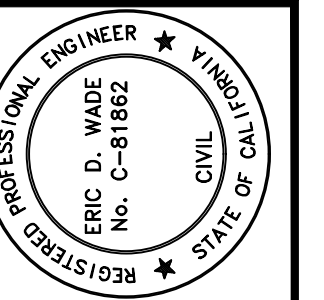


SECTION 'D'  
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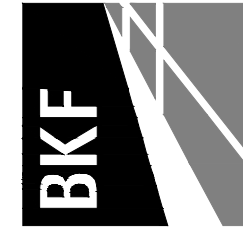
3 BELLEVUE AVE TYPICAL SECTION  
NO SCALE





**PRELIMINARY**  
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**AVENUE 3111 STORAGE & APARTMENTS**  
APN 043-443-008, -002  
SANTA ROSA, CALIFORNIA

**GRADING AND UTILITY PLAN**

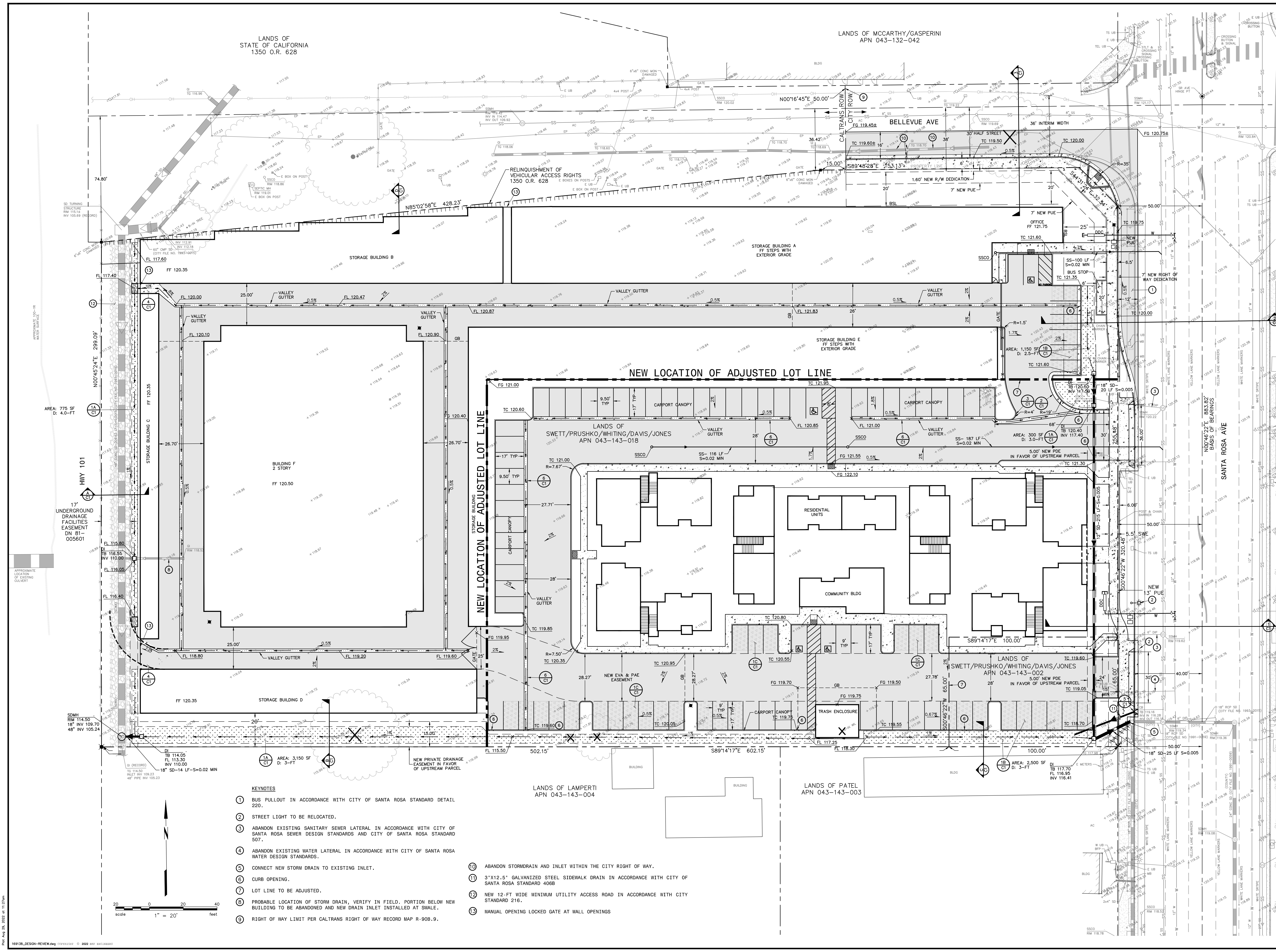
Revisions

No.	Description
1	DATE: AUGUST 2022
2	SCALE: AS SHOWN
3	DESIGNER: EDW/BRIS
4	DRAWN: IT
5	APPROVED: EDW
6	JOB NO: 201809135

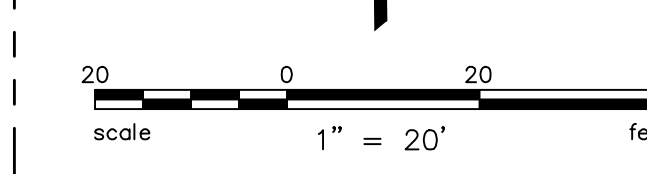
Drawing Number:

**C2**

2 OF 2



- KEYNOTES**
- 1 BUS PULLOUT IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD DETAIL 220.
  - 2 STREET LIGHT TO BE RELOCATED.
  - 3 ABANDON EXISTING SANITARY SEWER LATERAL IN ACCORDANCE WITH CITY OF SANTA ROSA SEWER DESIGN STANDARDS AND CITY OF SANTA ROSA STANDARD 507.
  - 4 ABANDON EXISTING WATER LATERAL IN ACCORDANCE WITH CITY OF SANTA ROSA WATER DESIGN STANDARDS.
  - 5 CONNECT NEW STORM DRAIN TO EXISTING INLET.
  - 6 CURB OPENING.
  - 7 LOT LINE TO BE ADJUSTED.
  - 8 PROBABLE LOCATION OF STORM DRAIN, VERIFY IN FIELD. PORTION BELOW NEW BUILDING TO BE ABANDONED AND NEW DRAIN INLET INSTALLED AT SWALE.
  - 9 RIGHT OF WAY LIMIT PER CALTRANS RIGHT OF WAY RECORD MAP R-908-9.
  - 10 ABANDON STORMDRAIN AND INLET WITHIN THE CITY RIGHT OF WAY.
  - 11 3"x12.5" GALVANIZED STEEL SIDEWALK DRAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 406B
  - 12 NEW 12-FT WIDE MINIMUM UTILITY ACCESS ROAD IN ACCORDANCE WITH CITY STANDARD 216.
  - 13 MANUAL OPENING LOCKED GATE AT WALL OPENINGS



Rev. Aug. 28, 2022 @ 11:37am