

VICINITY MAP
NTS

LEGEND

SUBDIVISION BOUNDARY	---
LOT LINE	---
RIGHT-OF-WAY	---
STREET GRADE	---
STREET LIGHT	⊙
WATER (PVC), FIRE HYDRANT, BLOWOFF	⊙
SEWER (PVC), MANHOLE, CLEAN OUT	⊙
STORM DRAIN (RCP), CATCH BASIN, DROP INLET	⊙
RETAINING WALL	---
SLOPE	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING FLOWLINE	---
VEGETATIVE SHALE	---
PUBLIC STORM DRAIN EASEMENT	---
PRIVATE STORM DRAIN EASEMENT	---
PRIVATE ACCESS EASEMENT	---
EXISTING TREES: SAVE	⊙
REMOVE	⊙
MAY REMOVE	⊙
(SEE ARBORIST'S REPORT AND PRELIMINARY LANDSCAPE PLAN FOR MORE INFORMATION)	
SUMP BMP P2-02	⊙

PROJECT DATA

ADDRESS	2514, 2842, 2862 LINWOOD AVENUE
ASSESSORS PARCEL NUMBER	044-200-021, 044-200-024, 044-200-040
TOTAL GROSS ACREAGE	4.73 ACRES
GENERAL PLAN LAND USE	LOW DENSITY RESIDENTIAL
ZONING: EXISTING ZONING	PD
ZONING: PROPOSED ZONING	PD
DENSITY	6.06 DU/AC
LOT SIZE	SMALLEST - 3,200 S.F., LARGEST - 19,300 S.F., AVERAGE - 5,400 S.F.
WATER SUPPLY	CITY OF SANTA ROSA
SEWAGE DISPOSAL	CITY OF SANTA ROSA, KAWANA-YOLANDA TRUNK
SEWAGE PEAK FLOW GENERATION	11,000 GPD

BENCH MARK
CITY OF SANTA ROSA BENCHMARK B-86, BENNETT VALLEY ROAD AND FARMERS LANE, A 3" BRASS DISC IN WELL, MARKED G33C (CITY COORDINATE MONUMENT G-287) ELEV. = 226.06 (NSVD 1424)

- NOTES**
- ALL STREETS ARE PUBLIC UNLESS OTHERWISE SHOWN.
 - ALL PAD ELEVATIONS ARE ABOVE 100-YEAR FLOOD ELEVATION.
 - ALL SEPTIC SYSTEMS AND WELLS WILL BE REMOVED IN ACCORDANCE WITH SONOMA COUNTY HEALTH DEPARTMENT REGULATIONS.
 - ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
 - ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
 - ALL EXISTING STRUCTURES ARE TO BE REMOVED.
 - ALL EXISTING TREES WITHIN R/W ARE TO BE REMOVED UNLESS OTHERWISE SHOWN.
 - STORM DRAIN SIZES SHOWN ARE APPROXIMATE ONLY. EXACT SIZE WILL BE DETERMINED WITH IMPROVEMENT PLANS AND CALCULATIONS.
 - SEWER INVERT ELEVATIONS SHALL BE BASED UPON THE FINAL DESIGN OF INFRASTRUCTURE SEWER IMPROVEMENTS.
 - SUBDIVIDER INTENDS TO RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS PROJECT PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.

TENTATIVE MAP PENSTEMON PLACE

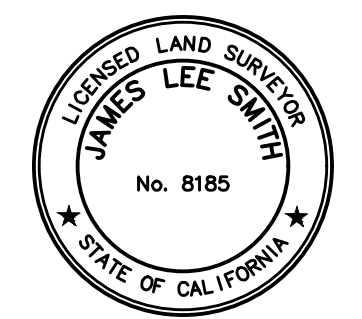
SANTA ROSA, CALIFORNIA

54 LOTS 4.73 ACRES JANUARY 2022

BEING A SUBDIVISION OF THE LANDS OF MCINTOSH DEVELOPMENT, LLC AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NO. 2015-098519, OF OFFICIAL RECORDS OF SONOMA COUNTY, STATE OF CALIFORNIA.

OWNER / DEVELOPER
MCINTOSH DEVELOPMENT, LLC
2880 CLEVELAND AVENUE, SUITE B
SANTA ROSA, CA 95403
(707) 544-7194

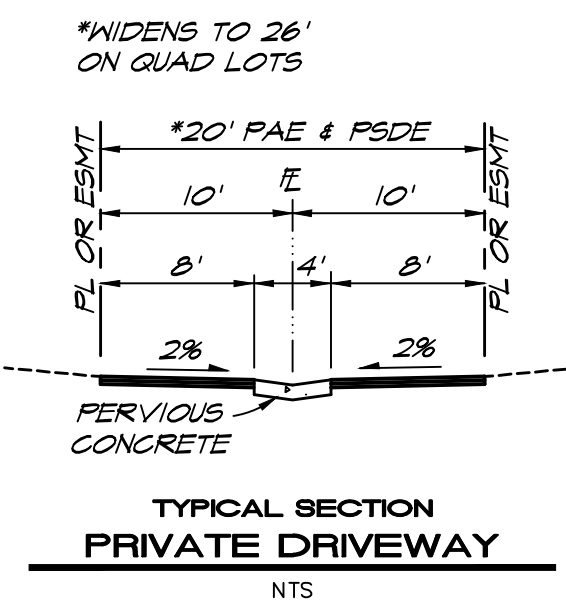
ENGINEER & SURVEYOR
CARLILE MACY
15 THIRD STREET
SANTA ROSA, CA 95401
(707) 542-6451



MARK R. HALE, PE 43973 DATE _____ JAMES LEE SMITH, PLS 8185 DATE _____

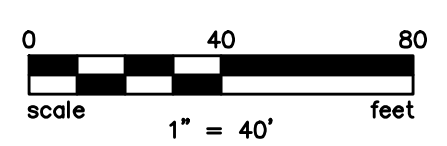
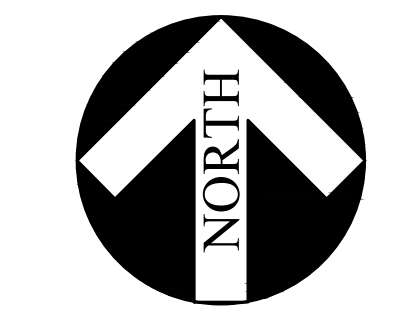


CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212



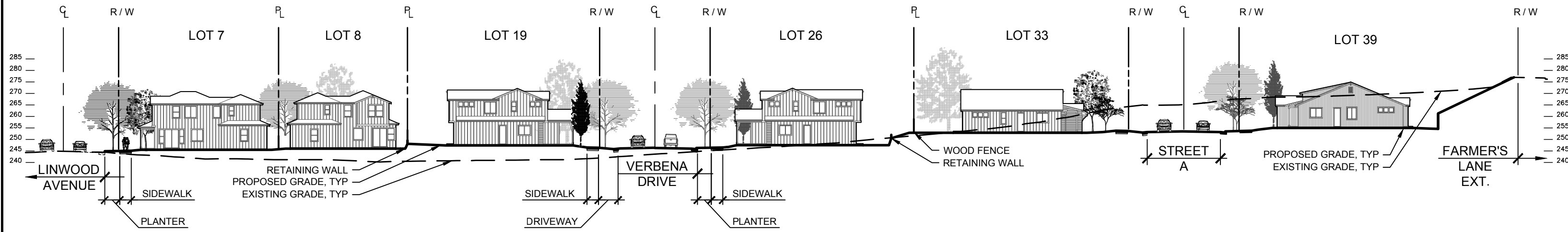
TYPICAL SECTION
PRIVATE DRIVEWAY
NTS

RECEIVED
By Susie Murray at 4:01 pm, Jan 07, 2022



DATE PLOTTED: 1/6/2022 10:58:02 AM BY: JAMES LEE SMITH, PLS (707) 542-6451
DRAWN: JAMES LEE SMITH, PLS (707) 542-6451
CHECKED: MARK R. HALE, PE (707) 544-7194

RECEIVED
 By Susie Murray at 5:22 pm, Jan 07, 2022



HORIZONTAL SCALE 1" = 40'
 VERTICAL SCALE 1" = 40'

SECTION A-A
PENSTEMMON PLACE

SANTA ROSA, CALIFORNIA
 JANUARY 2022



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PROJECT No. 2015013.00