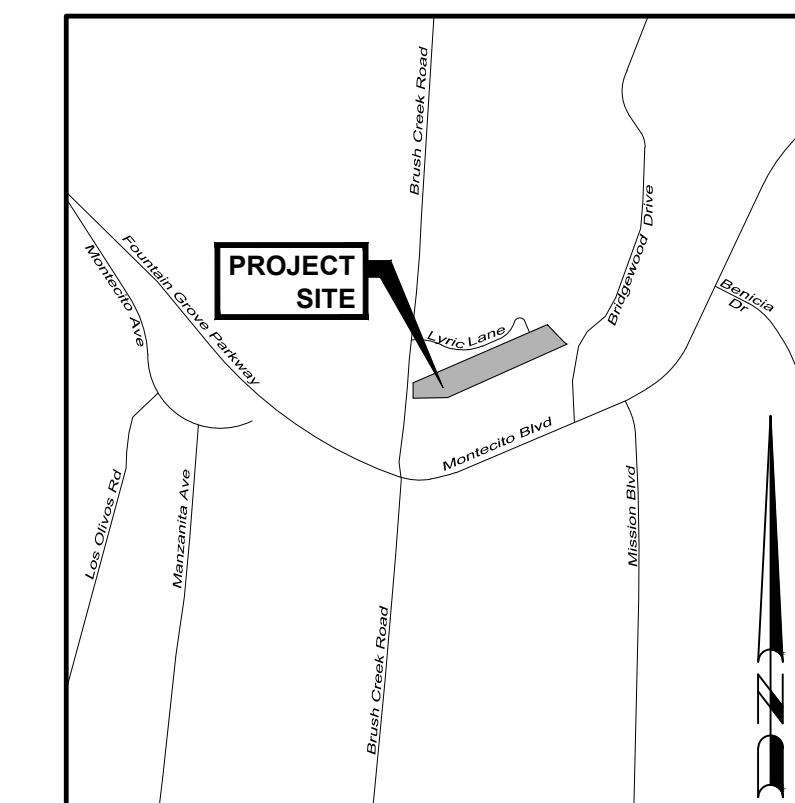


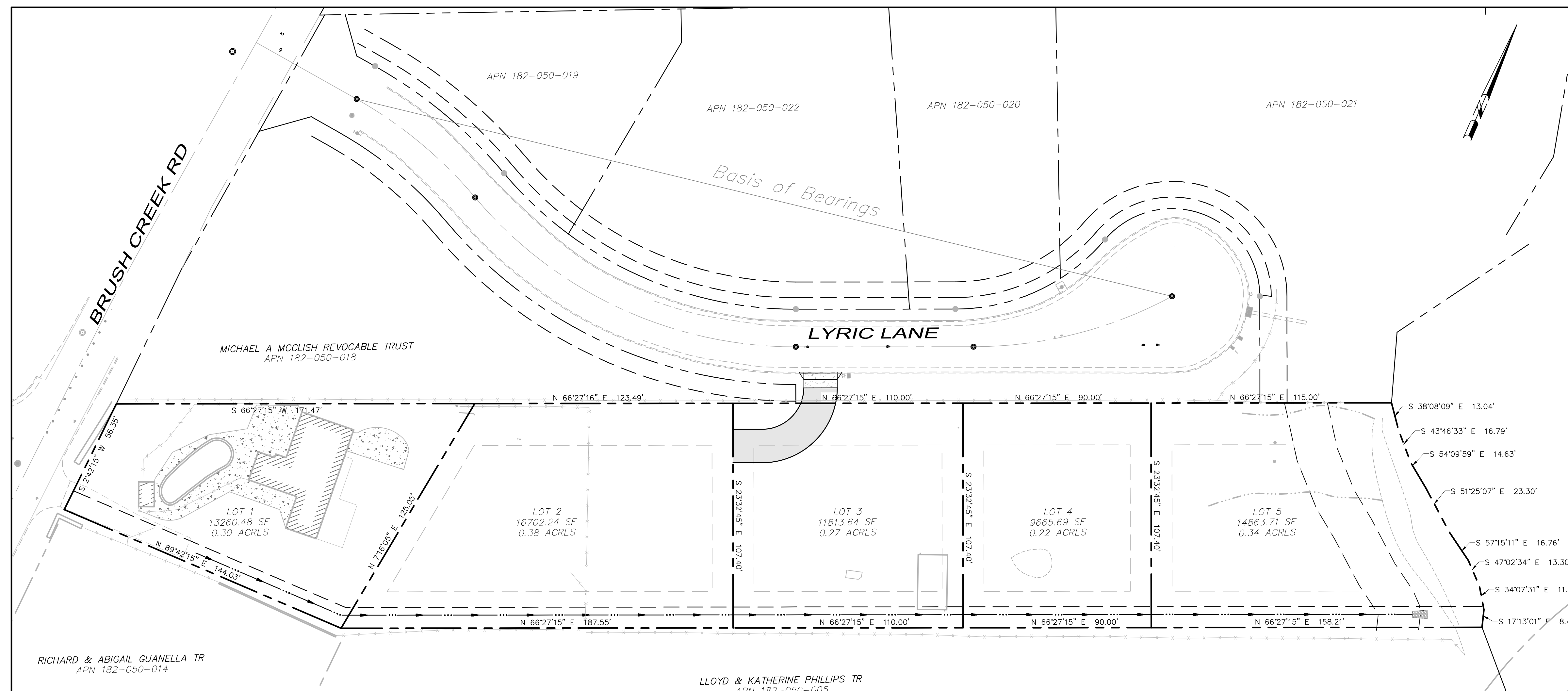
# BRUSH CREEK MINOR TENTATIVE MAP

2210 Brush Creek Road  
Santa Rosa, California

APN 182-050-004



Graphic Scale: 1" = 800'



### 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 \_\_\_\_\_

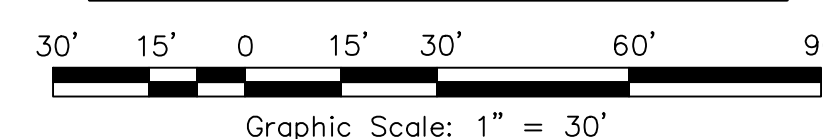
### SHEET INDEX

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	PAC	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
JT	JOINT TRENCH	WE	WATER EASEMENT
LF	LINEAR FEET	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.

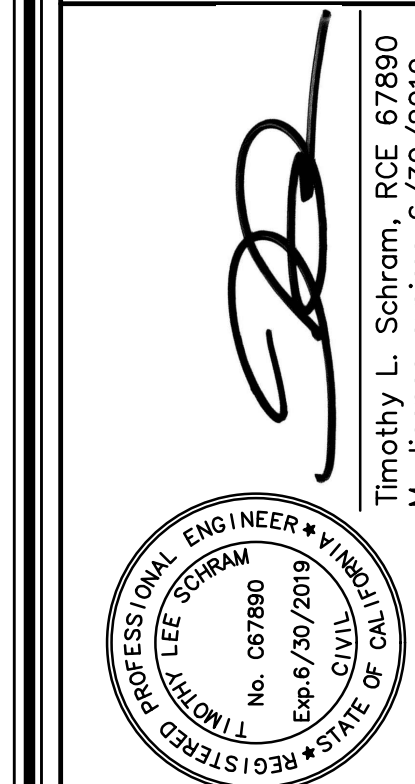
**RECEIVED**  
By jg16 at 2:25 pm, Jun 01, 2020

City of Santa Rosa  
Planning & Economic  
Development Department

RECEIVED

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!



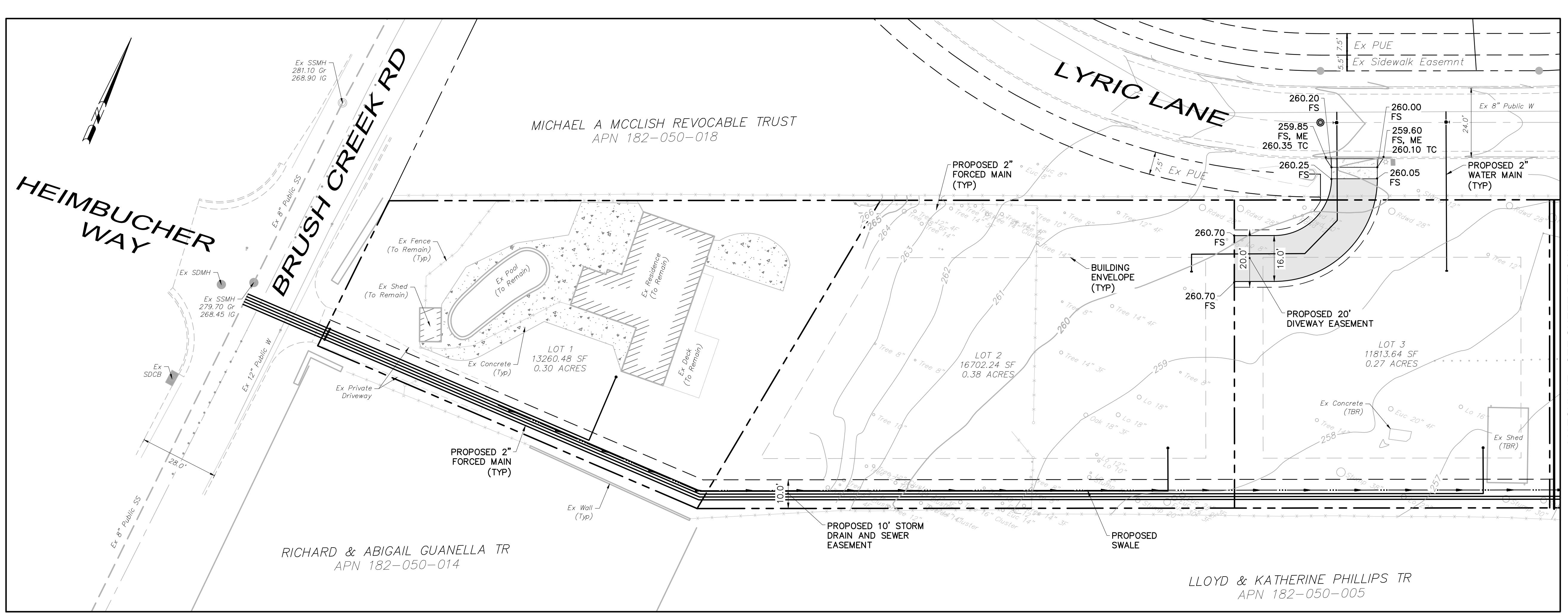
**BRUSH CREEK**  
**TITLE SHEET**  
2210 Brush Creek Road  
Santa Rosa, California  
APN 182-050-004

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

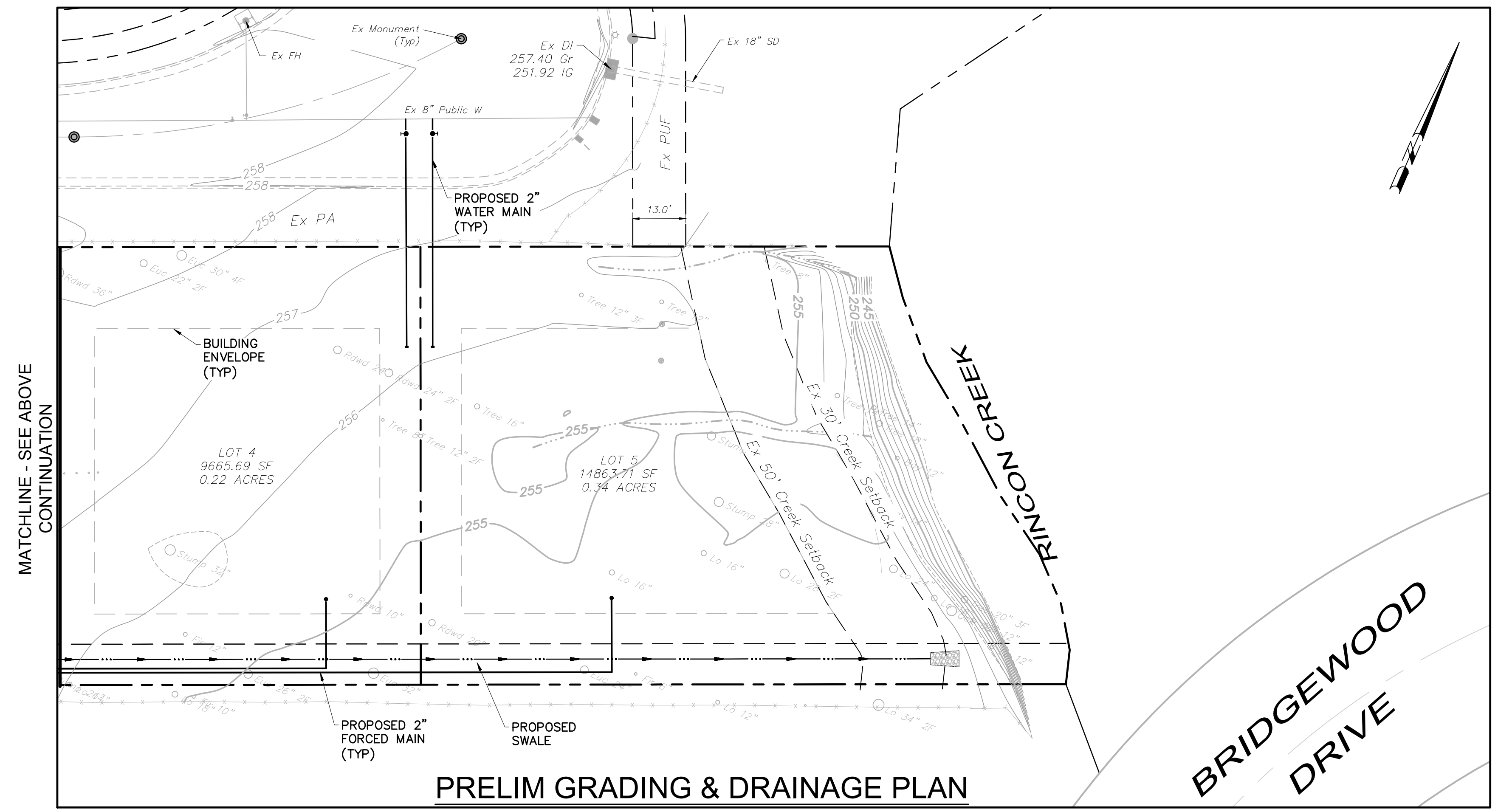
Sheet  
**C1.0**  
1 of 2 Sheets  
Job 18103

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MATCHLINE - SEE SHEET BELOW FOR CONTINUATION

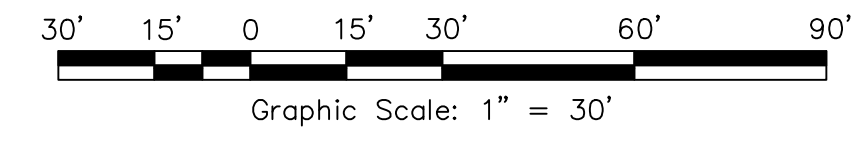


MATCHLINE - SEE ABOVE CONTINUATION

**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**



No.	Date	Description	Approved

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 civil engineering / land surveying / wastewater  
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*[Signature]*  
 Timothy L. Schram, PCE 67890  
 My license expires 6/30/2019



**BRUSH CREEK  
 PRELIM GRADING & DRAINAGE PLAN**

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