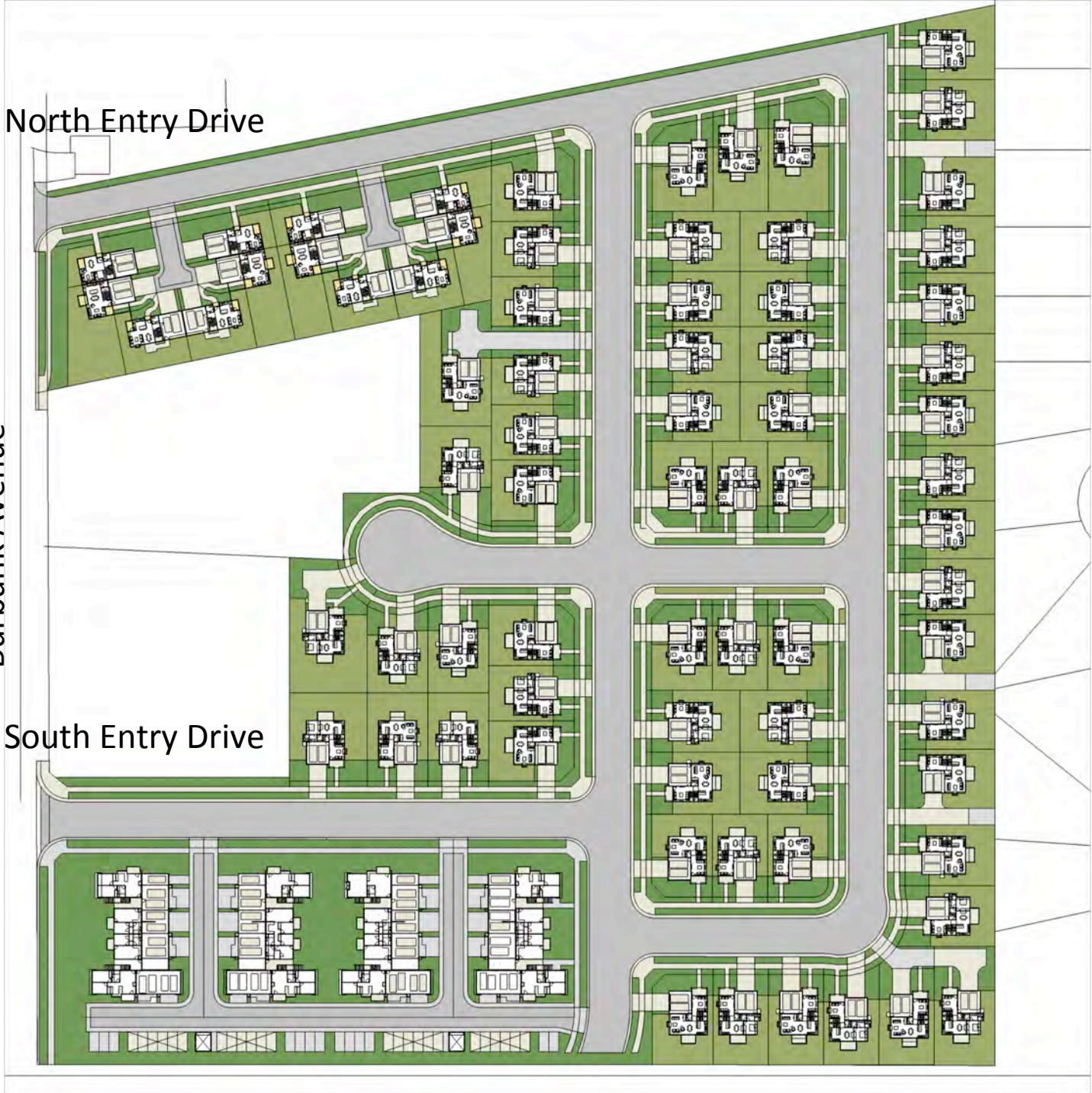




Burbank Avenue

North Entry Drive

South Entry Drive



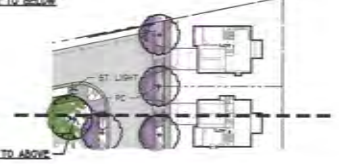


SHEET INDEX

- L1.A PRELIMINARY LANDSCAPE MASTER PLAN
- L1.B PRELIMINARY LANDSCAPE PLAN - SINGLE FAMILY SWELLING TYPICALS
- L1.C PRELIMINARY LANDSCAPE PLAN - APARTMENTS PLAN - 1/8" SCALE
- L1.D PRELIMINARY LANDSCAPE PLAN - APARTMENT COURTYARD - 1/8" SCALE
- L1.E PRELIMINARY LANDSCAPE PLAN - DUPLEX PLAN
- L1.F STREET TREE ROAD SECTIONS & FENCE DETAILS

MATCH LINE - TO BELOW

MATCH LINE - TO ABOVE



PLANT LEGEND

SYM	COMMON NAME	SIZE	REMARKS	QUANTITY	NO.
101	ACACIA	10' DB	PLANT # P 101	1	1
102	ACACIA	10' DB	PLANT # P 102	1	2
103	ACACIA	10' DB	PLANT # P 103	1	3
104	ACACIA	10' DB	PLANT # P 104	1	4
105	ACACIA	10' DB	PLANT # P 105	1	5
106	ACACIA	10' DB	PLANT # P 106	1	6
107	ACACIA	10' DB	PLANT # P 107	1	7
108	ACACIA	10' DB	PLANT # P 108	1	8
109	ACACIA	10' DB	PLANT # P 109	1	9
110	ACACIA	10' DB	PLANT # P 110	1	10
111	ACACIA	10' DB	PLANT # P 111	1	11
112	ACACIA	10' DB	PLANT # P 112	1	12
113	ACACIA	10' DB	PLANT # P 113	1	13
114	ACACIA	10' DB	PLANT # P 114	1	14
115	ACACIA	10' DB	PLANT # P 115	1	15
116	ACACIA	10' DB	PLANT # P 116	1	16
117	ACACIA	10' DB	PLANT # P 117	1	17
118	ACACIA	10' DB	PLANT # P 118	1	18
119	ACACIA	10' DB	PLANT # P 119	1	19
120	ACACIA	10' DB	PLANT # P 120	1	20
121	ACACIA	10' DB	PLANT # P 121	1	21
122	ACACIA	10' DB	PLANT # P 122	1	22
123	ACACIA	10' DB	PLANT # P 123	1	23
124	ACACIA	10' DB	PLANT # P 124	1	24
125	ACACIA	10' DB	PLANT # P 125	1	25
126	ACACIA	10' DB	PLANT # P 126	1	26
127	ACACIA	10' DB	PLANT # P 127	1	27
128	ACACIA	10' DB	PLANT # P 128	1	28
129	ACACIA	10' DB	PLANT # P 129	1	29
130	ACACIA	10' DB	PLANT # P 130	1	30
131	ACACIA	10' DB	PLANT # P 131	1	31
132	ACACIA	10' DB	PLANT # P 132	1	32
133	ACACIA	10' DB	PLANT # P 133	1	33
134	ACACIA	10' DB	PLANT # P 134	1	34
135	ACACIA	10' DB	PLANT # P 135	1	35
136	ACACIA	10' DB	PLANT # P 136	1	36
137	ACACIA	10' DB	PLANT # P 137	1	37
138	ACACIA	10' DB	PLANT # P 138	1	38
139	ACACIA	10' DB	PLANT # P 139	1	39
140	ACACIA	10' DB	PLANT # P 140	1	40
141	ACACIA	10' DB	PLANT # P 141	1	41
142	ACACIA	10' DB	PLANT # P 142	1	42
143	ACACIA	10' DB	PLANT # P 143	1	43
144	ACACIA	10' DB	PLANT # P 144	1	44
145	ACACIA	10' DB	PLANT # P 145	1	45
146	ACACIA	10' DB	PLANT # P 146	1	46
147	ACACIA	10' DB	PLANT # P 147	1	47
148	ACACIA	10' DB	PLANT # P 148	1	48
149	ACACIA	10' DB	PLANT # P 149	1	49
150	ACACIA	10' DB	PLANT # P 150	1	50
151	ACACIA	10' DB	PLANT # P 151	1	51
152	ACACIA	10' DB	PLANT # P 152	1	52
153	ACACIA	10' DB	PLANT # P 153	1	53
154	ACACIA	10' DB	PLANT # P 154	1	54
155	ACACIA	10' DB	PLANT # P 155	1	55
156	ACACIA	10' DB	PLANT # P 156	1	56
157	ACACIA	10' DB	PLANT # P 157	1	57
158	ACACIA	10' DB	PLANT # P 158	1	58
159	ACACIA	10' DB	PLANT # P 159	1	59
160	ACACIA	10' DB	PLANT # P 160	1	60
161	ACACIA	10' DB	PLANT # P 161	1	61
162	ACACIA	10' DB	PLANT # P 162	1	62
163	ACACIA	10' DB	PLANT # P 163	1	63
164	ACACIA	10' DB	PLANT # P 164	1	64
165	ACACIA	10' DB	PLANT # P 165	1	65
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167	ACACIA	10' DB	PLANT # P 167	1	67
168	ACACIA	10' DB	PLANT # P 168	1	68
169	ACACIA	10' DB	PLANT # P 169	1	69
170	ACACIA	10' DB	PLANT # P 170	1	70
171	ACACIA	10' DB	PLANT # P 171	1	71
172	ACACIA	10' DB	PLANT # P 172	1	72
173	ACACIA	10' DB	PLANT # P 173	1	73
174	ACACIA	10' DB	PLANT # P 174	1	74
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177	ACACIA	10' DB	PLANT # P 177	1	77
178	ACACIA	10' DB	PLANT # P 178	1	78
179	ACACIA	10' DB	PLANT # P 179	1	79
180	ACACIA	10' DB	PLANT # P 180	1	80
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182	ACACIA	10' DB	PLANT # P 182	1	82
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185	ACACIA	10' DB	PLANT # P 185	1	85
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191	ACACIA	10' DB	PLANT # P 191	1	91
192	ACACIA	10' DB	PLANT # P 192	1	92
193	ACACIA	10' DB	PLANT # P 193	1	93
194	ACACIA	10' DB	PLANT # P 194	1	94
195	ACACIA	10' DB	PLANT # P 195	1	95
196	ACACIA	10' DB	PLANT # P 196	1	96
197	ACACIA	10' DB	PLANT # P 197	1	97
198	ACACIA	10' DB	PLANT # P 198	1	98
199	ACACIA	10' DB	PLANT # P 199	1	99
200	ACACIA	10' DB	PLANT # P 200	1	100

WATER

SYM	COMMON NAME	SIZE	REMARKS	QUANTITY	NO.
201	ACACIA	10' DB	PLANT # P 201	1	101
202	ACACIA	10' DB	PLANT # P 202	1	102
203	ACACIA	10' DB	PLANT # P 203	1	103
204	ACACIA	10' DB	PLANT # P 204	1	104
205	ACACIA	10' DB	PLANT # P 205	1	105
206	ACACIA	10' DB	PLANT # P 206	1	106
207	ACACIA	10' DB	PLANT # P 207	1	107
208	ACACIA	10' DB	PLANT # P 208	1	108
209	ACACIA	10' DB	PLANT # P 209	1	109
210	ACACIA	10' DB	PLANT # P 210	1	110
211	ACACIA	10' DB	PLANT # P 211	1	111
212	ACACIA	10' DB	PLANT # P 212	1	112
213	ACACIA	10' DB	PLANT # P 213	1	113
214	ACACIA	10' DB	PLANT # P 214	1	114
215	ACACIA	10' DB	PLANT # P 215	1	115
216	ACACIA	10' DB	PLANT # P 216	1	116
217	ACACIA	10' DB	PLANT # P 217	1	117
218	ACACIA	10' DB	PLANT # P 218	1	118
219	ACACIA	10' DB	PLANT # P 219	1	119
220	ACACIA	10' DB	PLANT # P 220	1	120
221	ACACIA	10' DB	PLANT # P 221	1	121
222	ACACIA	10' DB	PLANT # P 222	1	122
223	ACACIA	10' DB	PLANT # P 223	1	123
224	ACACIA	10' DB	PLANT # P 224	1	124
225	ACACIA	10' DB	PLANT # P 225	1	125
226	ACACIA	10' DB	PLANT # P 226	1	126
227	ACACIA	10' DB	PLANT # P 227	1	127
228	ACACIA	10' DB	PLANT # P 228	1	128
229	ACACIA	10' DB	PLANT # P 229	1	129
230	ACACIA	10' DB	PLANT # P 230	1	130
231	ACACIA	10' DB	PLANT # P 231	1	131
232	ACACIA	10' DB	PLANT # P 232	1	132
233	ACACIA	10' DB	PLANT # P 233	1	133
234	ACACIA	10' DB	PLANT # P 234	1	134
235	ACACIA	10' DB	PLANT # P 235	1	135
236	ACACIA	10' DB	PLANT # P 236	1	136
237	ACACIA	10' DB	PLANT # P 237	1	137
238	ACACIA	10' DB	PLANT # P 238	1	138
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241	ACACIA	10' DB	PLANT # P 241	1	141
242	ACACIA	10' DB	PLANT # P 242	1	142
243	ACACIA	10' DB	PLANT # P 243	1	143
244	ACACIA	10' DB	PLANT # P 244	1	144
245	ACACIA	10' DB	PLANT # P 245	1	145
246	ACACIA	10' DB	PLANT # P 246	1	146
247	ACACIA	10' DB	PLANT # P 247	1	147
248	ACACIA	10' DB	PLANT # P 248	1	148
249	ACACIA	10' DB	PLANT # P 249	1	149
250	ACACIA	10' DB	PLANT # P 250	1	150

GROUNDCOVERS/GRASSES/PLANTS

SYM	COMMON NAME	SIZE	REMARKS	QUANTITY	NO.
301	ACACIA	10' DB	PLANT # P 301	1	151
302	ACACIA	10' DB	PLANT # P 302	1	152
303	ACACIA	10' DB	PLANT # P 303	1	153
304	ACACIA	10' DB	PLANT # P 304	1	154
305	ACACIA	10' DB	PLANT # P 305	1	155
306	ACACIA	10' DB	PLANT # P 306	1	156
307	ACACIA	10' DB	PLANT # P 307	1	157
308	ACACIA	10' DB	PLANT # P 308	1	158
309	ACACIA	10' DB	PLANT # P 309	1	159
310	ACACIA	10' DB	PLANT # P 310	1	160
311	ACACIA	10' DB	PLANT # P 311	1	161
312	ACACIA	10' DB	PLANT # P 312	1	162
313	ACACIA	10' DB	PLANT # P 313	1	163
314	ACACIA	10' DB	PLANT # P 314	1	164
315	ACACIA	10' DB	PLANT # P 315	1	165
316	ACACIA	10' DB	PLANT # P 316	1	166
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318	ACACIA	10' DB	PLANT # P 318	1	168
319	ACACIA	10' DB	PLANT # P 319	1	169
320	ACACIA	10' DB	PLANT # P 320	1	170
321	ACACIA	10' DB	PLANT # P 321	1	171
322	ACACIA	10' DB	PLANT # P 322	1	172
323	ACACIA	10' DB	PLANT # P 323	1	173
324	ACACIA	10' DB	PLANT # P 324	1	174
325	ACACIA	10' DB	PLANT # P 325	1	175
326	ACACIA	10' DB	PLANT # P 326	1	176
327	ACACIA	10' DB	PLANT # P 327	1	177
328	ACACIA	10' DB			

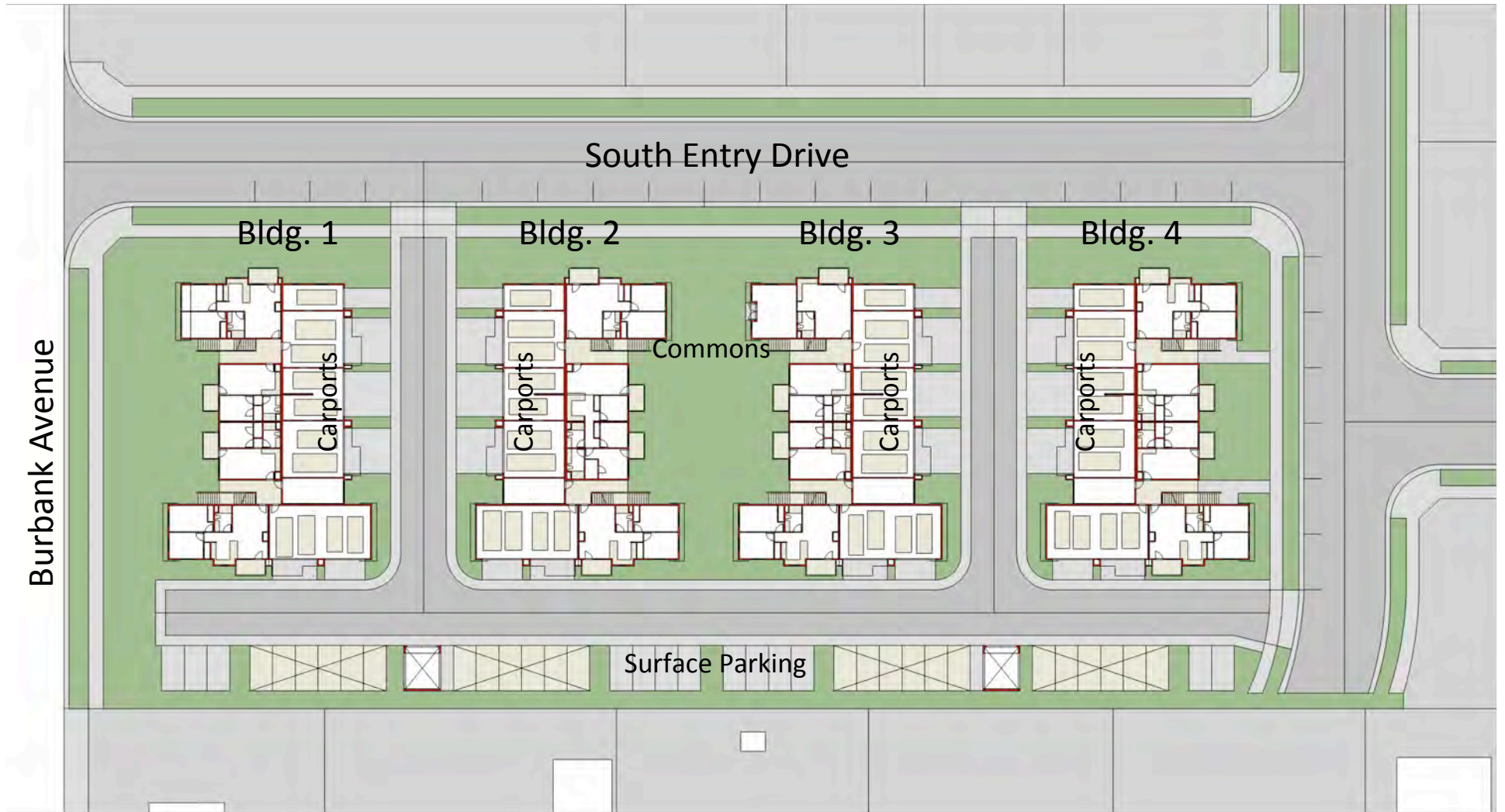
Burbank Avenue

Apartment Site

Duet Site

SFD Site





Apartments Diagrammatic Site Plan



Apartments Original Scheme Looking Southwest

Lower Roof Forms
At Building Wings



Apartments Looking Southeast from South Entry Drive

Reduced Mass at Center



Apartments Looking East From Burbank Avenue

Increased Setback along
south property line

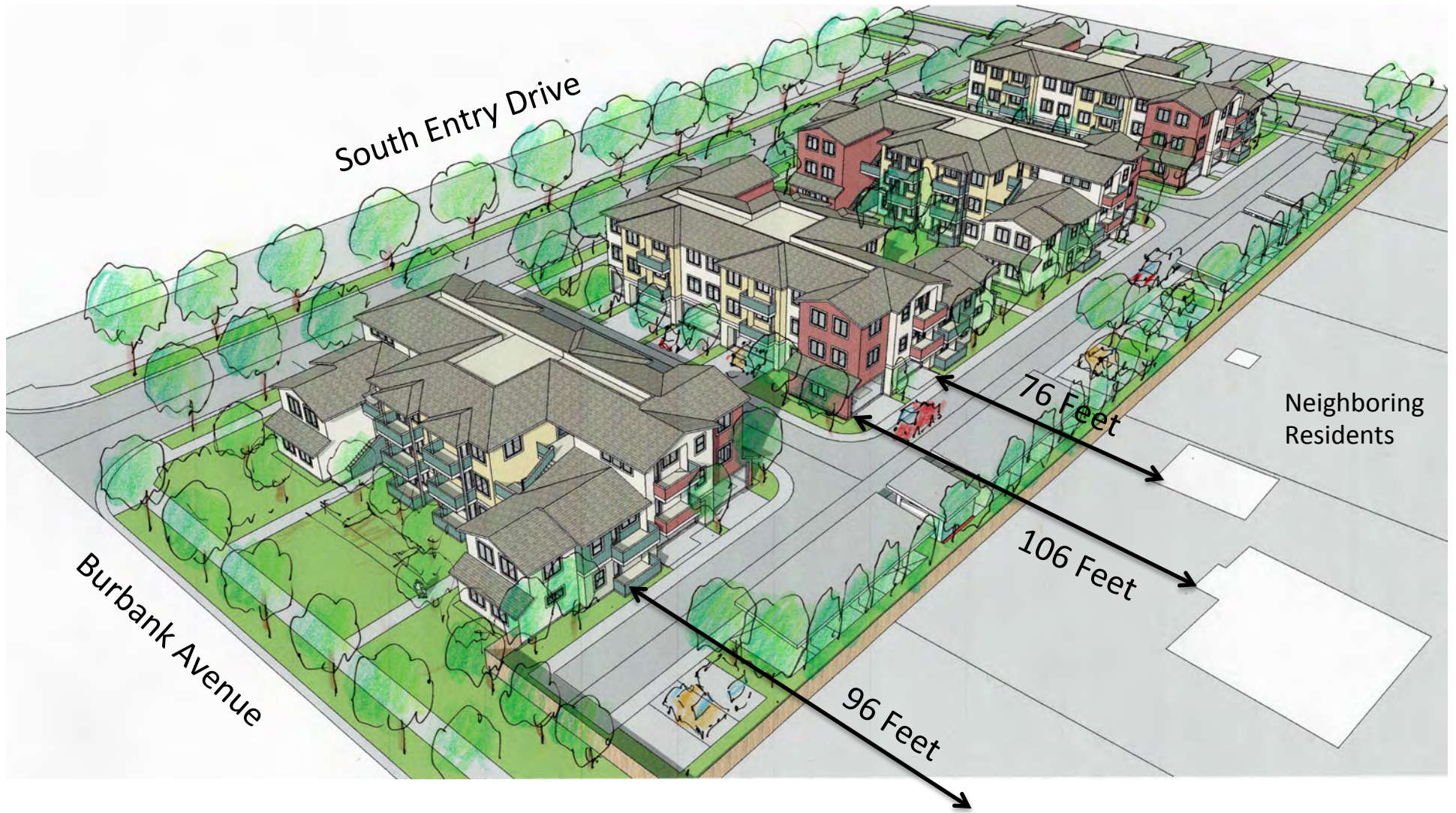


Apartments looking Northeast Along Burbank Avenue

Stair stepped roofs along south elevation facing the neighbors



Looking Southeast between Buildings 2&3
Fence & Perimeter Landscaping Removed for Clarity



South Entry Drive

Burbank Avenue

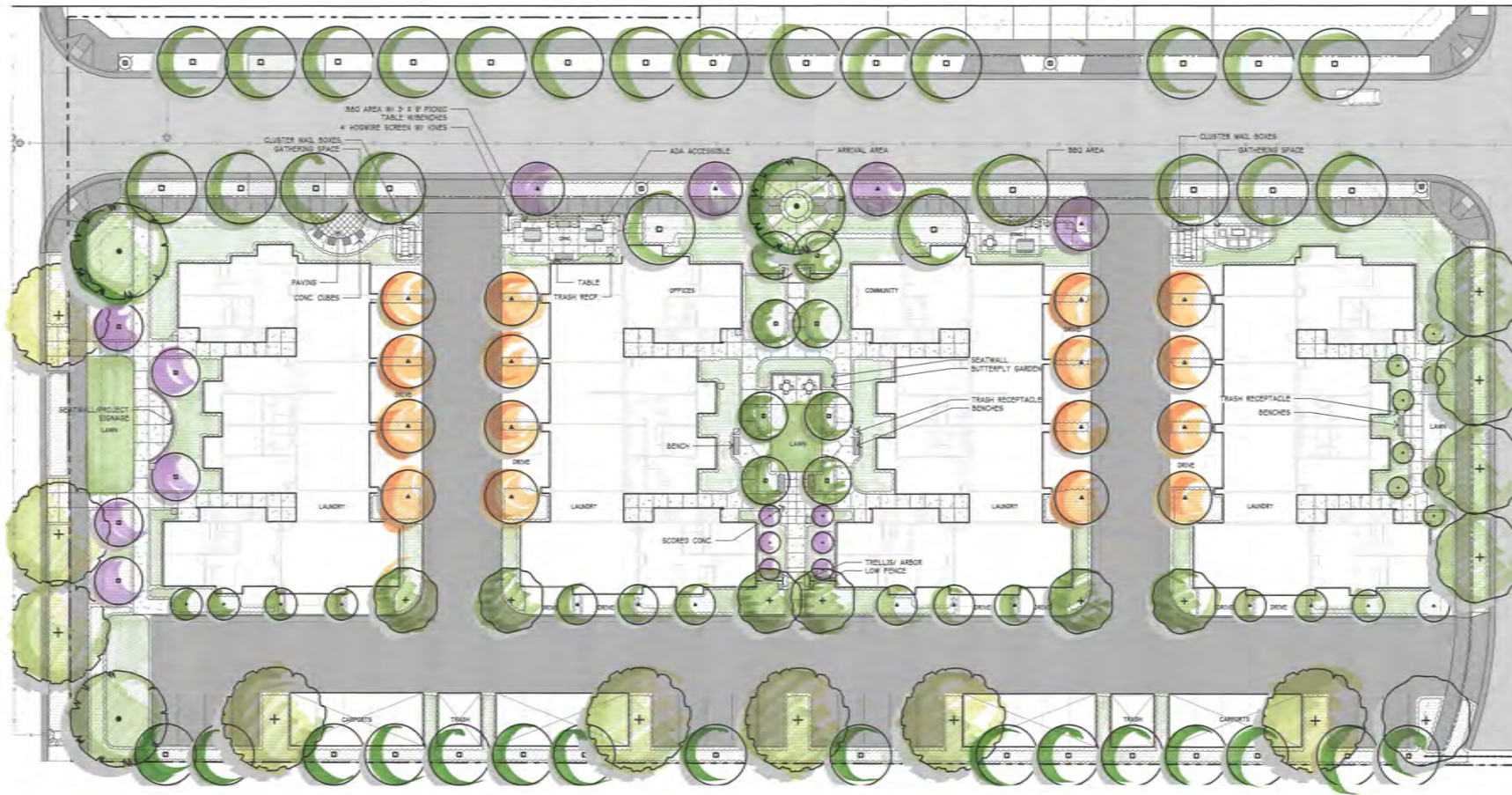
Neighboring Residents

76 Feet

106 Feet

96 Feet

Apartment Birds Eye Northeast



VIEW LOOKING SOUTH ALONG PUBLIC ROAD 4

Preliminary Landscape Plan - Apartments



Resource Design

LANDSCAPE ARCHITECTS
PLANNERS
&
ARBORIST

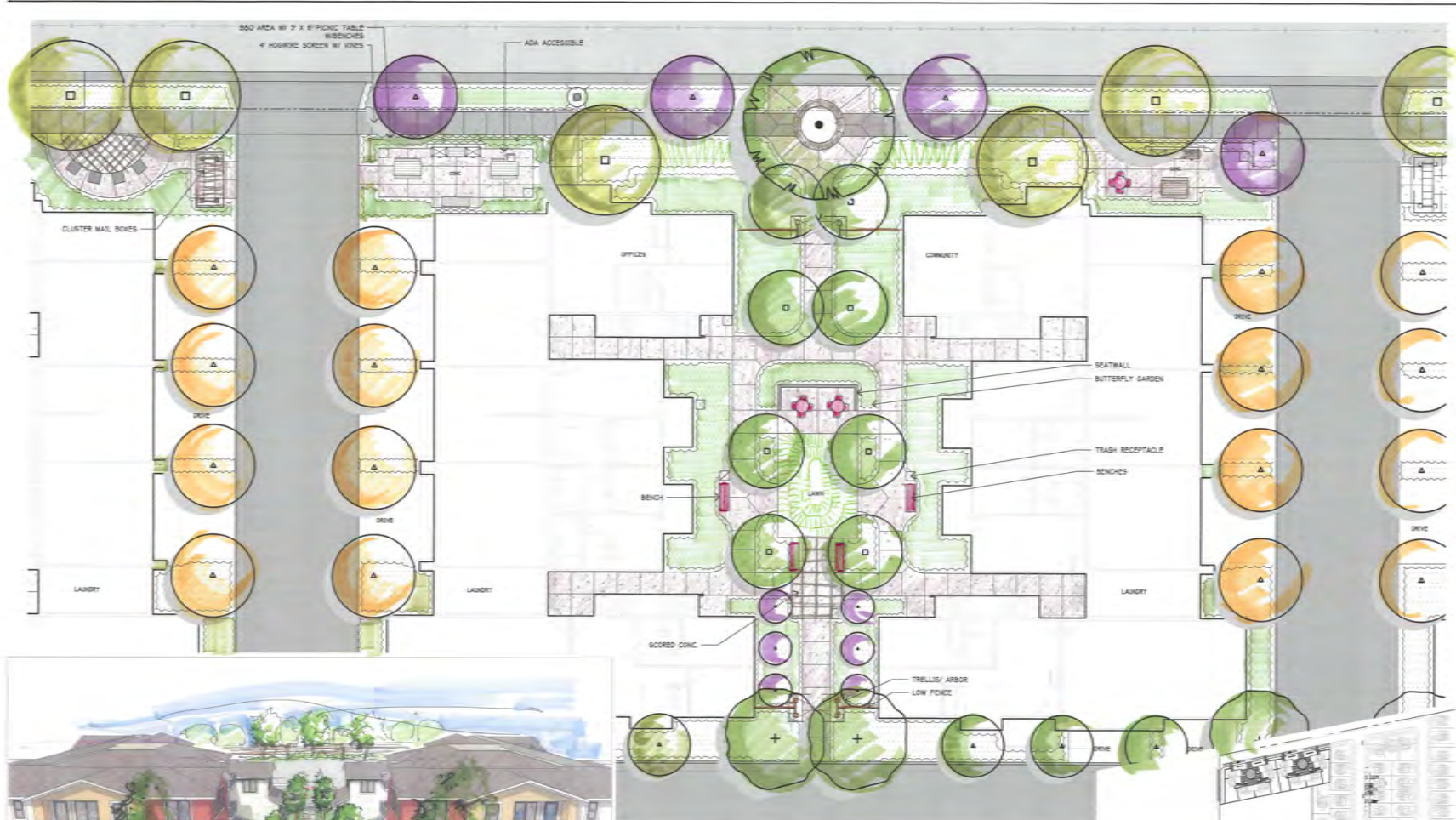
885 Pine Road
Suite E
Santa Rosa, CA
95403
p 707.526.5008
f 707.523.9636

Burbank Avenue
 1400, 1600, 1720, 1780 Burbank Ave., Santa Rosa, CA 95404
Preliminary Landscape Plan - Apartments

PHASE: PRELIMINARY
DRAWN BY: MBY
DATE: 03.04.2022

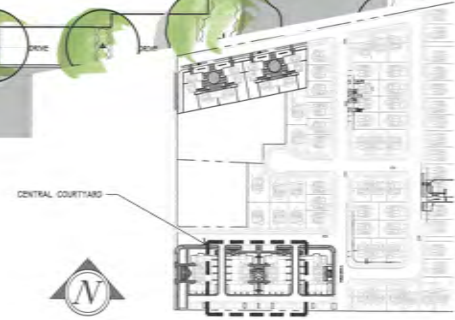
SHEET NUMBER:
L1.C

2022 File: C:\Projects\Burbank Ave. Apartments\Burbank Ave. Apartments.dwg 2022/03/04 10:00 AM
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BIRDS EYE VIEW LOOKING TO CENTRAL COURT

CENTRAL COURTYARD



Preliminary Landscape Plan - Apartments

SCALE: 1" = 10'-0"


RESOURCE DESIGN
 LANDSCAPE ARCHITECTS
 PLANNERS
 ARCHITECTS

855 First Road
 Suite E
 Santa Rosa, CA
 95403
 p 707.526.5008
 f 707.573.9626


 LICENSED LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA
 LICENSE NO. 12487
 EXPIRES 12/31/2024

DATE	DESCRIPTION

Burbank Avenue
 1400, 1600, 1720, 1780 Burbank Ave., Santa Rosa, CA 95404
Preliminary Landscape Plan - Apartments

PHASE: PRELIMINARY
 DRAWN BY: MB7
 DATE: 12.08.19

SHEET NUMBER:
L1.C1

DATE FILE: C:\Burbank Avenue\1. Burbank Ave. Site Plan 13.4.19.dwg 8/22/2019 9:11 AM

Burbank Avenue



Duet Site

SFD Site

Apartment Site



Single Family Houses
Typical Block Layout



Single Family Houses
Typical Street Elevations



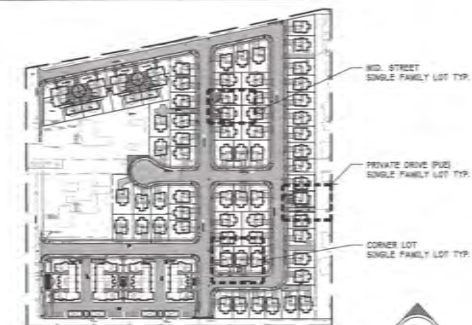
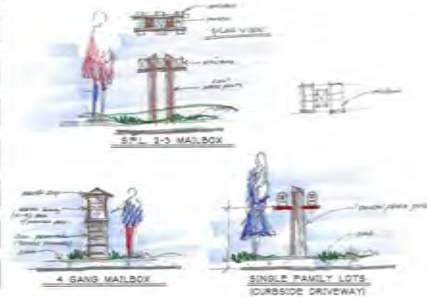
MID-STREET SINGLE FAMILY LOT TYP.



PRIVATE DRIVE (PUE) SINGLE FAMILY TYP.



CORNER LOT SINGLE FAMILY TYP.



LOCATOR MAP

Preliminary Concept - Single Family House Typicals

SCALE: 1" = 10'-0"



RESOURCE DESIGN
LANDSCAPE ARCHITECTS
PLANNERS
ARCHITECT

800 River Road
Suite F
Santa Rosa, CA
95401
p 707.526.5800
f 707.573.9626



REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

REGISTERED PLANNING DESIGNER

LOT

DESCRIPTION

REVISION

Burbank Avenue
1600, 1600, 1720, 1780 Burbank Ave., Santa Rosa, CA 95404
Preliminary Conceptual Plan

PROJECT: PRELIMINARY

DRAWN BY: MBP

DATE: 12.06.19

SHEET NUMBER: L1.B

Burbank Avenue

Duet Site

SFD Site

Apartment Site

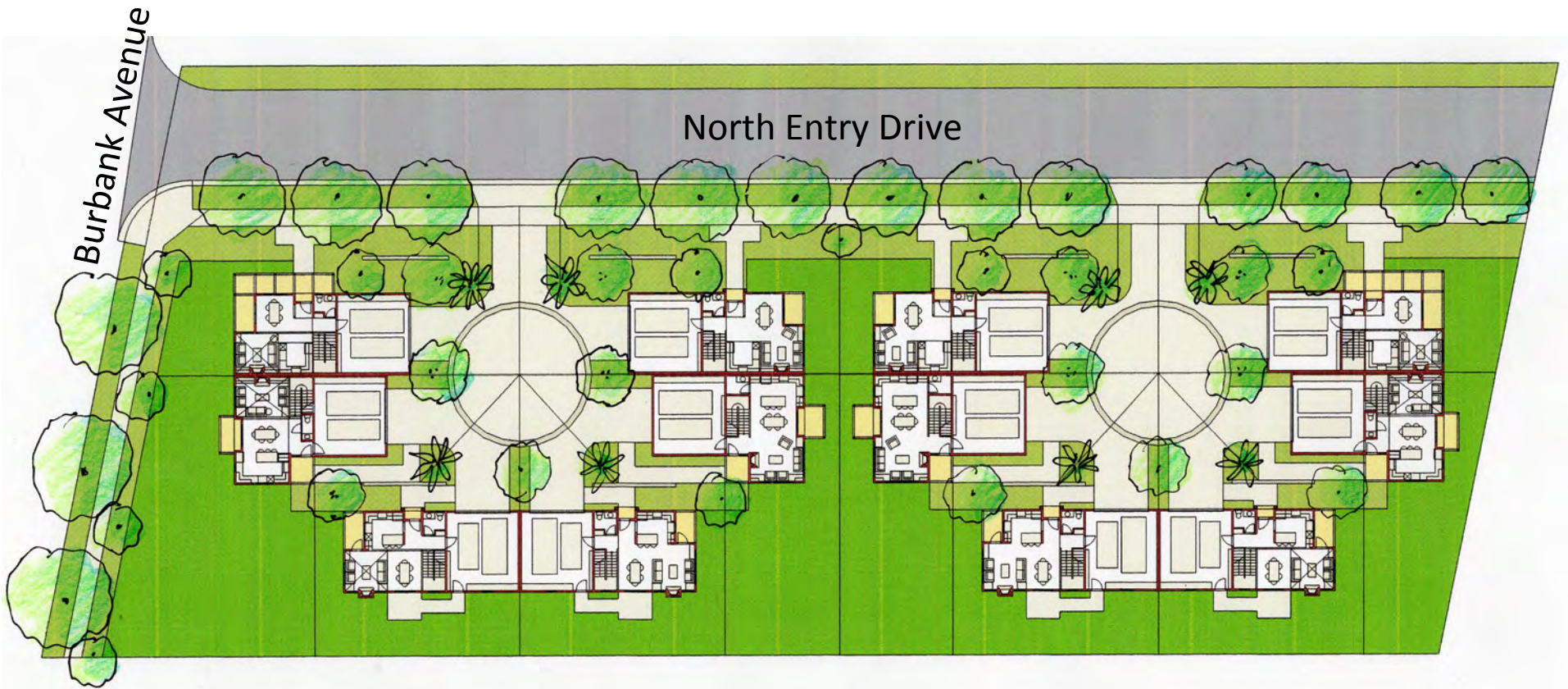




Burbank Avenue

North Entry Drive

Duplex Birds Eye View
Looking Southwest



Duplex Diagrammatic Site Plan



Duplex Street View
Looking Southeast



Duplex Partial Birds Eye
Street View

Burbank Avenue



Duplex Birds Eye View
Looking Northwest

BURBANK AVE.



Preliminary Landscape Plan - Duplex



RESOURCE DESIGN

LANDSCAPE ARCHITECTS
PLANNERS
&
ARBORIST

835 River Road
Suite C
Carmichael, CA 95608
916.273.5268
916.273.5233

Professional Seal: LANDSCAPE ARCHITECT, STATE OF CALIFORNIA, License No. 12345

DATE: _____

LOCATION: _____

PROJECT: _____

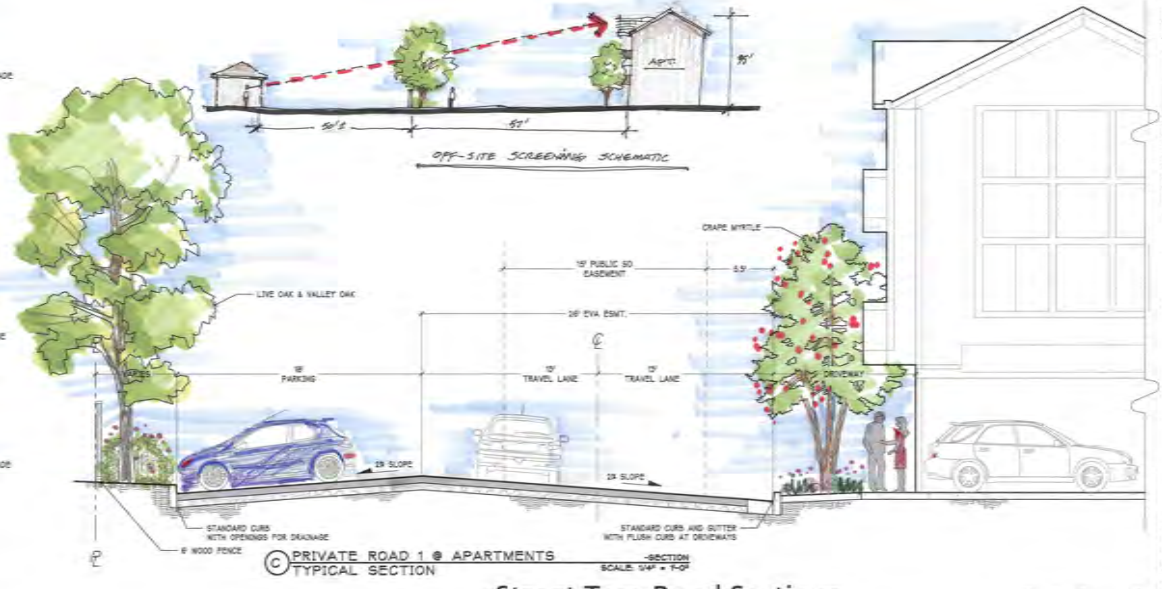
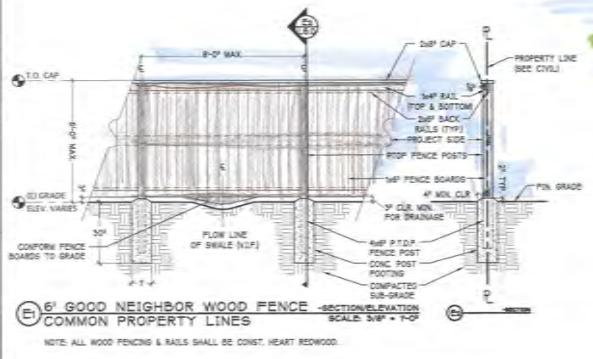
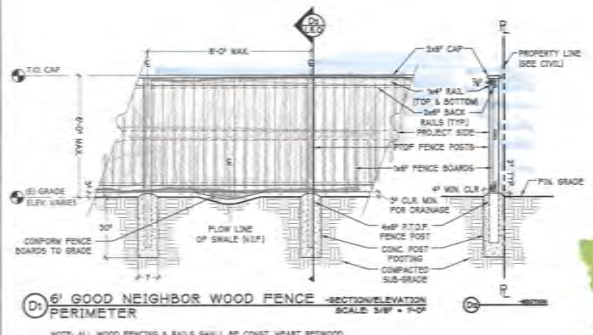
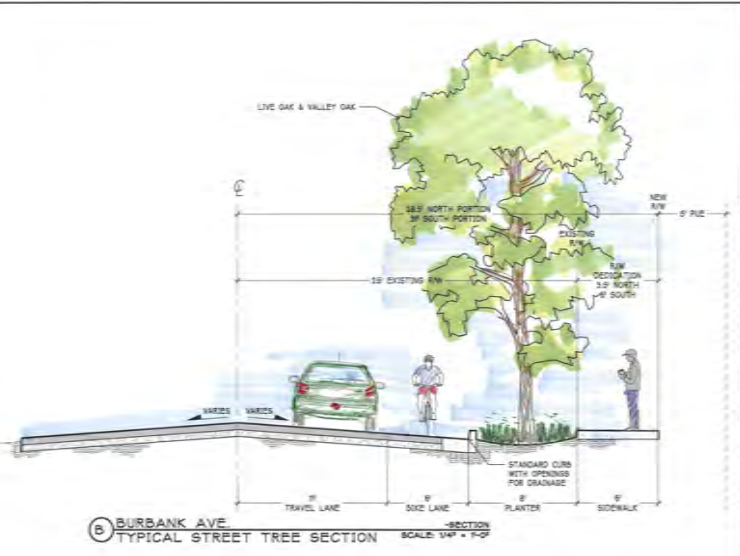
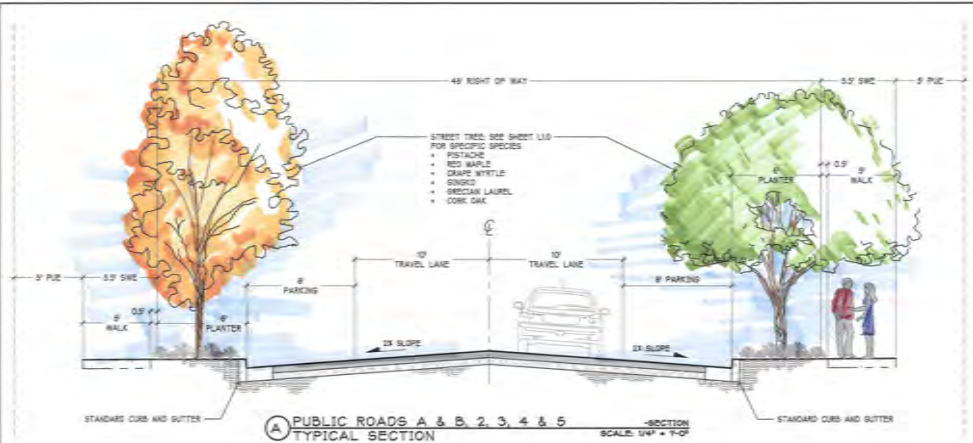
Burbank Avenue
1600, 1605, 1720, 1725 Burbank Ave., Santa Clara, CA 95050

Preliminary Landscape Plan - Duplex

PHASE: PRELIMINARY
DRAWN BY: NBT/JS
DATE: 12.16.17

SHEET NUMBER:
L1.D

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Street Tree Road Sections



RESOURCE DESIGN

LANDSCAPE ARCHITECTS
PLANNERS
ARCHITECTS

835 River Road
Santa Rosa, CA 95405
9707 526 5009
F 9707 573 9626

STATE OF CALIFORNIA
LANDSCAPE ARCHITECTS
No. 11111
JAMES H. HARRIS
JAMES H. HARRIS & ASSOCIATES
CONTRACT: 004-000000-0000

Burbank Avenue
1600, 1605, 1720, 1730 Burbank Ave., Santa Rosa, CA, 95408

Street Tree Road Sections

PROJECT: RESUBMITTAL
DRAWN BY: MBT
DATE: 10.26.18

SHEET NUMBER
L1.E

LEGEND

- RECORD BOUNDARY LINE
- - - ADJACENT RECORD BOUNDARY LINE
- PROPOSED LOT BOUNDARY
- PROJECT BOUNDARY
- RIGHT OF WAY LINES
- PROPOSED RETAINING WALL
- x- EXISTING FENCE LINE (TYPE VARIES)
- 5% FINISH GRADE SURFACE SLOPE AND DIRECTION
- >>>> PROPOSED EARTH SWALE PER DETAIL ON SHEET C15
- PROPOSED STORM DRAIN DROP INLET (D.I.)
- PROPOSED STORM DRAIN CURB INLET (SDCI) PER CITY STD.
- ⊙ PROPOSED STORM DRAIN MANHOLE (SDMH) PER CITY STD.
- PROPOSED HOPE STORM DRAIN PIPE
- ⊙ PROPOSED 48" SEWER MANHOLE PER CITY STD.
- ⊙ PROPOSED SANITARY SEWER CLEANOUT PER CITY STD.
- SS PROPOSED 8" SEWER MAIN PER CITY STD.
- W PROPOSED 8" WATER MAIN PER CITY STD.
- >>>> PROPOSED EARTHEN SWALE (ARROW POINTS IN DIRECTION OF FLOW)
- ☀ PROPOSED FIRE HYDRANT PER CITY STD.
- ⊙ PROPOSED GATE VALVE PER CITY STD.
- ⊙ PROPOSED STREET LIGHT
- ▵ CURB RAMP TYPE A PER CITY STD. 232 A
- ▭ PROPOSED RESIDENTIAL DRIVEWAY APPROACH PER CITY STD.
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED ASPHALT
- ▭ EXISTING ASPHALT
- ▭ LID TREATMENT AREA

ABBREVIATIONS

AB	AGGREGATE BASE	S=	SLOPE
AC	ASPHALT CONCRETE	SD	STORM DRAIN
ADU	ACCESSORY DWELLING UNIT	SDMH	STORM DRAIN MANHOLE
BSW	BACK OF SIDEWALK	SS	SANITARY SEWER
BN	BOTTOM OF WALL	SSCO	SANITARY SEWER CLEANOUT
C	COMPACT	SSM	SANITARY SEWER FORCE MAIN
CB	CATCH BASIN	SSMH	SANITARY SEWER MANHOLE
CONC	CONCRETE	STD	STANDARD
DI	DROP INLET	SW	SIDEWALK
DWY	DRIVEWAY	TB	TOP OF BANK
EG	EXISTING GROUND	TC	TOP OF CURB
ELEV	ELEVATION	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TW	TOP OF WALL
ESMT	EASEMENT	TYP	TYPICAL
(E), EX	EXISTING	W	WATER
FC	FACE OF CURB	WL	WATER LINE
FG	FINISH GRADE	WM	WATER METER
FIRE	FIRE SERVICE MAIN	WS	WATER SERVICE
GB	GRADE BREAK		
HOA	HOME OWNER'S ASSOCIATION		
HT	HEIGHT		
IFD	IN FAVOR OF		
MIH	MIDDLE INCOME HOUSING UNIT		
PCC	PORTLAND CEMENT CONCRETE		
PVT	PRIVATE		
PUE	PUBLIC UTILITY EASEMENT		
R	RESERVED		
R/W	RIGHT OF WAY		

UTILITIES

SEWER SERVICE: CITY OF SANTA ROSA
 WATER SERVICE: CITY OF SANTA ROSA
 GAS/ELECTRIC: PG&E/PG&E
 CABLE/TELEPHONE: COMCAST/AT&T
 FIRE PROTECTION: CITY OF SANTA ROSA

ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 BENCHMARK CONTROL POINT #100-GPS CONTROL POINT.
 ELEVATION = 123.19' (NGVD1929 ELEVATION)

BASIS OF BEARINGS

BASIS OF BEARINGS: N05°38'06"W
 BETWEEN TWO BRASS DISKS FOUND IN MONUMENT WELLS AS CALCULATED FROM RECORD OF SURVEY 703 MAPS, 24-25 SONOMA COUNTY RECORDS.

ADDITIONAL PROJECT DATA

NEAREST FAULT ZONE: ROGERS CREEK FAULT ZONE
 LANDSLIDES: NO KNOWN LANDSLIDES ON SITE.
 FLOOD ZONE: FEMA FLOOD HAZARD MAP 06097C0736F INDICATES THE SITE IS ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER

SHELLINGER BROTHERS
 1270 AIRPORT BOULEVARD
 SANTA ROSA, CA 95403
 (707) 975-1162

CIVIL ENGINEER

CORT MUNSELLE
 MUNSELLE CIVIL ENGINEERING
 513 CENTER STREET
 HEALDSBURG, CA 95448
 PHONE: (707) 395-0968

DEVELOPER

SHELLINGER BROTHERS
 1270 AIRPORT BOULEVARD
 SANTA ROSA, CA 95403
 (707) 975-1162

ARCHITECT

JON WORDEN
 JON WORDEN ARCHITECTS, INC.
 33 HEALDSBURG AVE #D
 HEALDSBURG, CA 95448

SURVEYOR

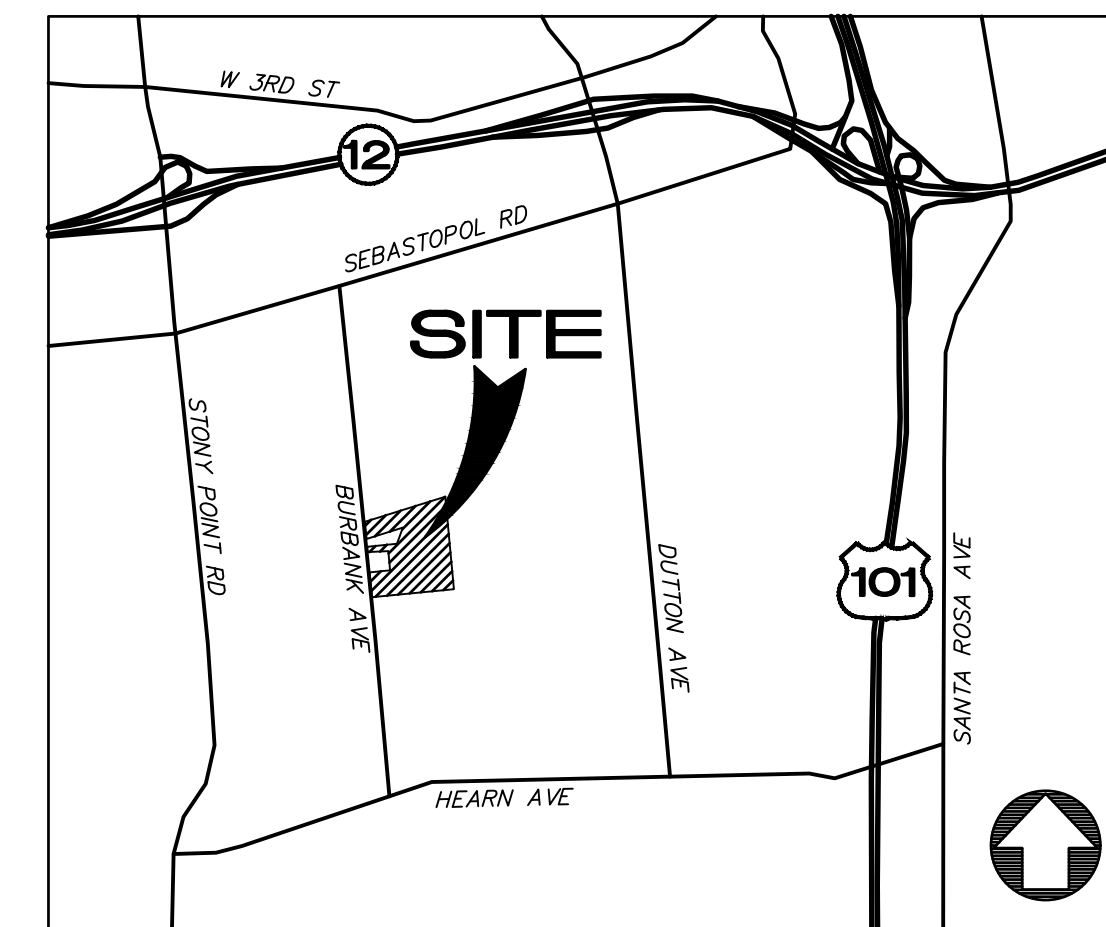
STEVE KLEIN
 MUNSELLE CIVIL ENGINEERING
 513 CENTER STREET
 HEALDSBURG, CA 95448
 PHONE: (707) 395-0968

LANDSCAPE ARCHITECT

MARK BOWERS
 RESOURCE DESIGN
 835 PINER ROAD #E
 SANTA ROSA, CA 95403

SHEET INDEX

- 1 SITE LAYOUT, LEGEND, PROJECT DATA AND NOTES
- 2 EXISTING CONDITIONS EXHIBIT
- 3 NORTH PORTION
- 4 SOUTH PORTION
- 5 PHASING PLAN
- 6 TYPICAL LOT GRADING DETAILS



VICINITY MAP

NO SCALE

NOTES

1. ALL STREETS ARE PUBLIC UNLESS OTHERWISE SHOWN.
2. PAD ELEVATIONS SHOWN ARE ABOVE THE 100-YEAR FLOOD ELEVATION.
3. ANY SEPTIC SYSTEMS OR WELLS WITHIN THE PROJECT LIMITS WILL BE REMOVED IN ACCORDANCE WITH SONOMA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REGULATIONS. SEPTIC AREAS SHOWN ON SHEET 2 ARE THE ONLY SEPTIC SYSTEMS FOR THE SUBJECT PROJECT ON FILE WITH SONOMA COUNTY PERMITS.
4. ENGINEER IS NOT AWARE OF ADVERSE SOIL CONDITIONS OR HAZARDOUS MATERIALS ON SITE THAT WOULD PREVENT THIS TYPE OF DEVELOPMENT.
5. STORM DRAIN PIPE SIZES SHOWN ARE APPROXIMATE. ACTUAL SIZES WILL BE DETERMINED DURING THE IMPROVEMENT PLAN PHASE.
6. ALL UTILITIES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE (PVT.)
7. THE DUPLEXES AND APARTMENT BUILDINGS SHOWN SHALL BE SERVED BY WATER METERS AT IN THE PUBLIC RIGHT OF WAY. DUPLEX WATER LATERALS FROM THE METER TO THE HOUSE WILL BE ROUTED IN A PRIVATE UTILITY EASEMENT.

PROJECT DATA

ADDRESS: 1400, 1690, 1720, 1780 BURBANK AVENUE
 SANTA ROSA, CA

APN: 125-331-003, 125-361-006, -007, -003

PROPOSED OCCUPANCY TYPE: SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL

GENERAL PLAN REQUIRED DENSITY: 8-13 UNITS/ACRE
 PROPOSED DENSITY: 9.5 UNITS/ACRE
 TOTAL NUMBER OF UNITS: 136

SITE INFORMATION

EXISTING (GROSS) PARCEL AREA: 14.25 AC
 PUBLIC RIGHT-OF-WAY: 3.86 AC
 TOTAL NUMBER OF LOTS: 75 LOTS (74 LOTS, 74 SFD; PARCEL 1, 62 APTS.)
 AVERAGE LOT SIZE (GROSS): 4,689 SF (0.108 AC)
 SMALLEST LOT SIZE (GROSS): 2,730 SF (0.063 AC)
 LARGEST LOT SIZE (GROSS): 8,517 SF (0.196 AC)

- PROJECT IS NOT LOCATED IN A HIGH FIRE SEVERITY ZONE
- PROJECT WILL REQUIRE A MINOR USE PERMIT FOR A SMALL LOT SUBDIVISION
- PROJECT WILL REQUIRE A MINOR USE PERMIT FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT

PROJECT ZONING

PARCEL APN	125-331-003	125-361-006	125-361-007	125-331-003
GENERAL PLAN DESIGNATION	MULTIPLE MED-LOW RES.	MED-LOW RESIDENTIAL	MED-LOW RESIDENTIAL	MED-LOW RESIDENTIAL
CURRENT AND PROPOSED ZONING	R-1-6-SR	R-1-6-SR	R-1-6-SR	R-1-6
CURRENT LAND USE	UNDEVELOPED	MISC. RES. IMPROVEMENTS	MISC. RES. IMPROVEMENTS	RURAL RES/SINGLE RES
PROPOSED USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
GP DENSITY (UNITS/AC)	8.0-13.0	8.0-13.0	8.0-13.0	8.0-13.0

**VESTING TENTATIVE MAP
 SCHELLINGER BURBANK
 AVENUE SUBDIVISION**

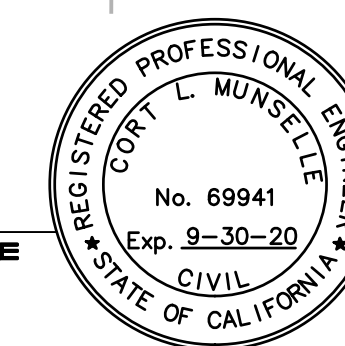
SANTA ROSA, CA

APN: 125-331-003, 125-361-006, 125-361-007, 125-361-003
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 LOT TOTAL: 74 LOTS + 1 PARCEL PROJECT AREA: 14.25 ACRES
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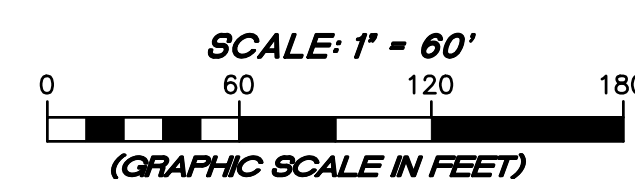
SITE LAYOUT, LEGEND, PROJECT DATA AND NOTES

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 CIVIL ENGINEERING & LAND PLANNING
 513 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 395-0968

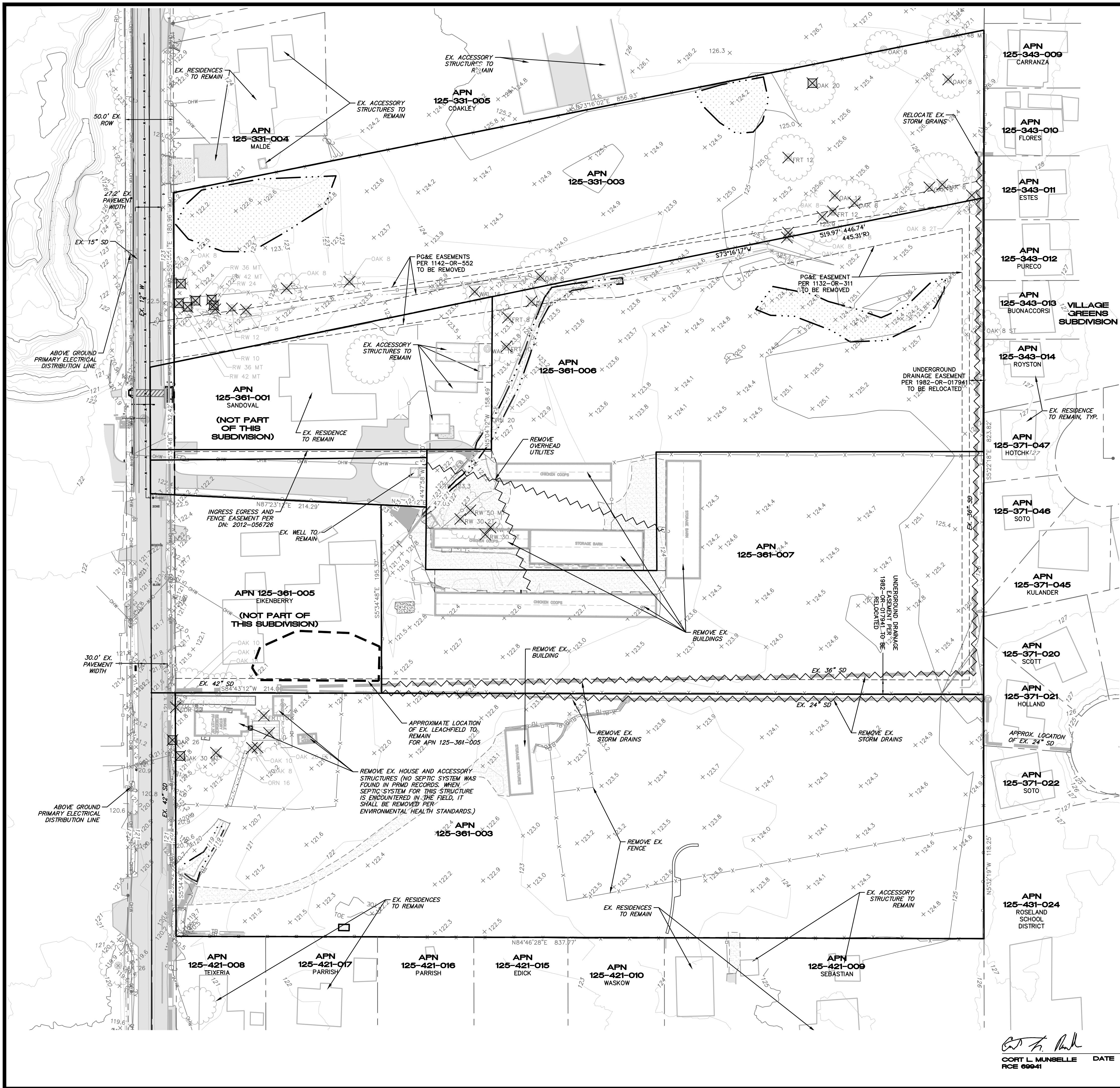
JOB: 169-17
 DATE: 12-08-2019
 SHEET No. OF
 1 OF 6



CORT L. MUNSELLE
 RCE 69941



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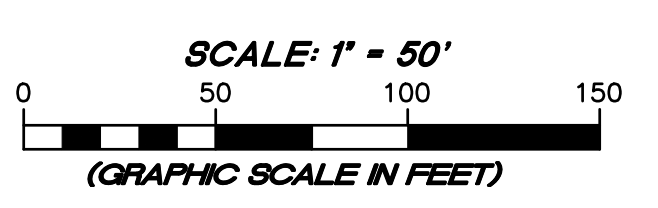
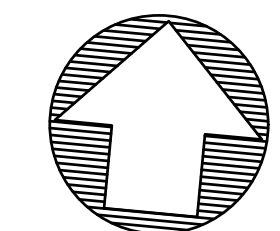
EXISTING CONDITIONS LEGEND

- | | | | |
|-----|--------------------------------|-----|--|
| --- | RECORD BOUNDARY LINE | --- | GAS LINE |
| --- | RECORD ADJOINING BOUNDARY LINE | --- | SEWER LINE |
| --- | RECORD EASEMENT LINE | --- | ELECTRICAL LINE |
| --- | RECORD CENTERLINE | --- | SEPTIC LINE |
| --- | FLOWLINE | --- | TREE DRIP LINE |
| --- | EDGE OF CONCRETE | --- | TRAFFIC SIGNAL |
| --- | EDGE OF ROAD | --- | ASPHALT CONCRETE SURFACE |
| --- | TOP OF BANK | --- | GRAVEL SURFACE |
| --- | GRADE BREAK | --- | CONCRETE SURFACE |
| --- | BUILDING OVERHANG | --- | DECKING |
| --- | BUILDING ENVELOPE | --- | SEASONAL WETLAND AS DELINEATED BY WRA IN THEIR 2018 REPORT |
| --- | WOOD FENCE | --- | FIRE HYDRANT |
| --- | WIRE FENCE | --- | WATER VALVE |
| --- | CHAINLINK FENCE | --- | IRRIGATION VALVE |
| --- | OVERHEAD WIRE | --- | WATER LINE |
| --- | WATER LINE | --- | |

- | | | | |
|---|---------------------|---|------------------------------|
| ⊗ | GAS VALVE | ⊗ | WELL |
| ⊗ | LIQUID PROPANE TANK | ⊗ | CONTROL POINT |
| ⊗ | POWER/JOINT POLE | ⊗ | SPOT ELEVATION |
| ⊗ | WATER METER | ⊗ | TOP OF WALL ELEVATION |
| ⊗ | ELECTRIC METER | ⊗ | TREE-TYPE & DIAMETER |
| ⊗ | ELECTRIC PULL BOX | ⊗ | TREE TO BE REMOVED |
| ⊗ | GAS METER | ⊗ | HERITAGE TREE TO BE REMOVED |
| ⊗ | ELECTRIC VAULT | ⊗ | STREET LIGHT |
| ⊗ | STORM DRAIN MANHOLE | ⊗ | SIGN |
| ⊗ | SEWER MANHOLE | ⊗ | OAK TREE |
| ⊗ | SEWER CLEAN OUT | ⊗ | DF DOUGLAS FIR TREE |
| ⊗ | TEST PIT | ⊗ | RW REDWOOD TREE |
| ⊗ | PERC HOLE | ⊗ | FRT FRUIT TREE |
| ⊗ | AREA DRAIN | ⊗ | ORN ORNAMENTAL TREE |
| ⊗ | CATCH BASIN | ⊗ | CDR CEDAR TREE |
| ⊗ | BOLLARD | ⊗ | CMP CORRUGATED METAL PIPE |
| | | ⊗ | RCP REINFORCED CONCRETE PIPE |

EXISTING CONDITIONS NOTES

1. ALL EXISTING OVERHEAD LINES ON THE SITE TO BE REMOVED AND/OR UNDERGROUNDED (BY OTHERS).



**VESTING TENTATIVE MAP
SCHELLINGER BURBANK
AVENUE SUBDIVISION**

SANTA ROSA, CA

APN: 125-331-003, 125-361-006, 125-361-007, 125-361-003
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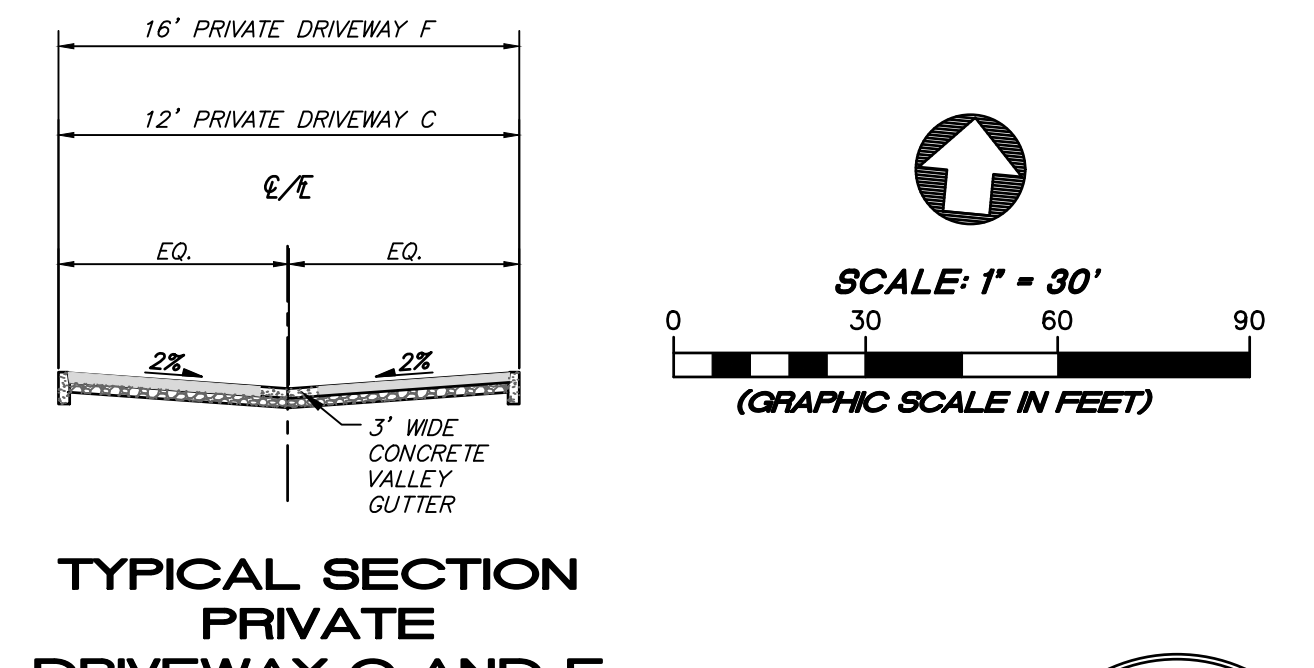
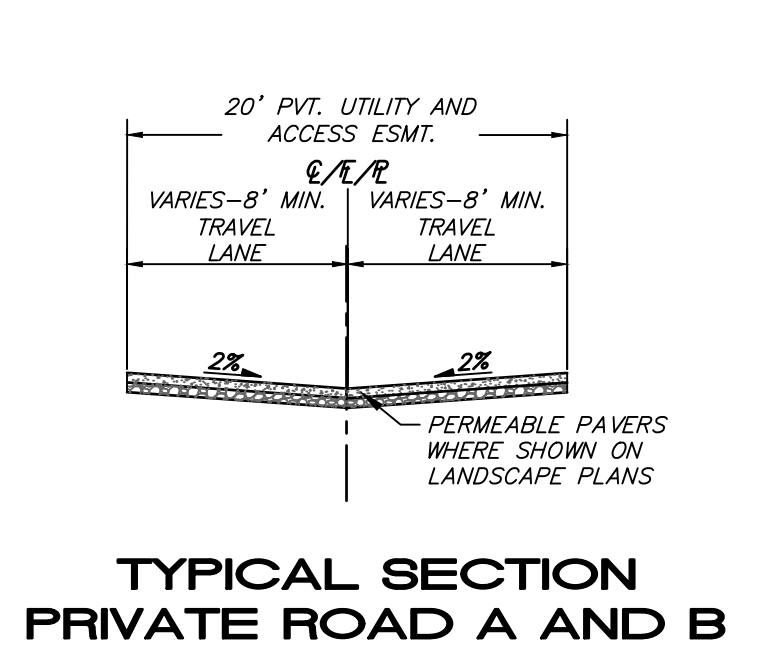
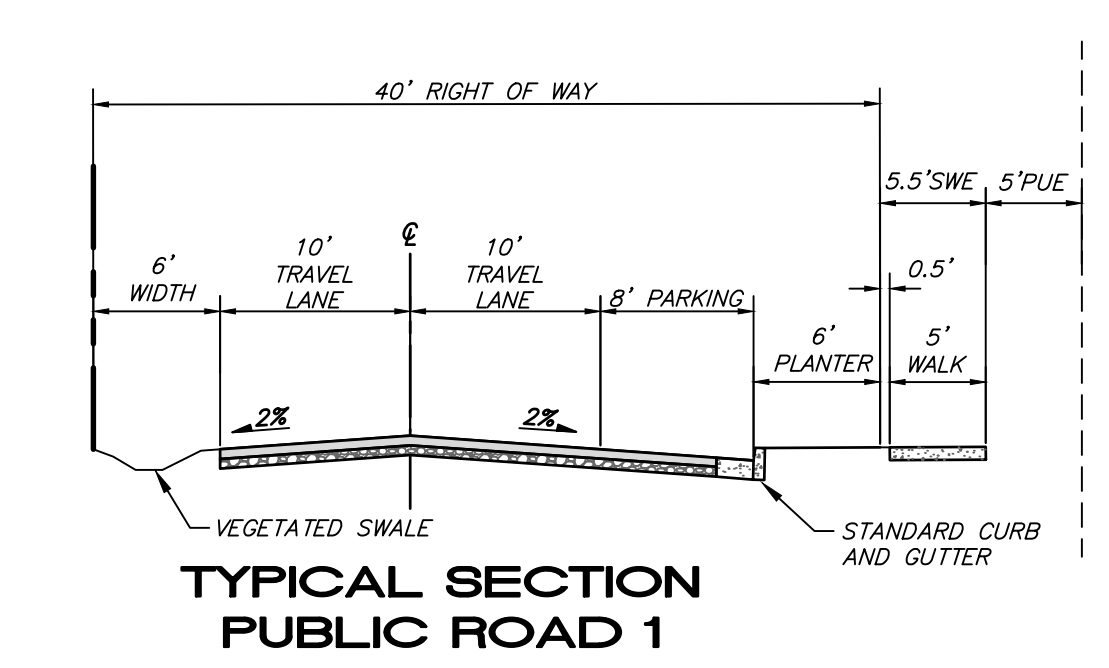
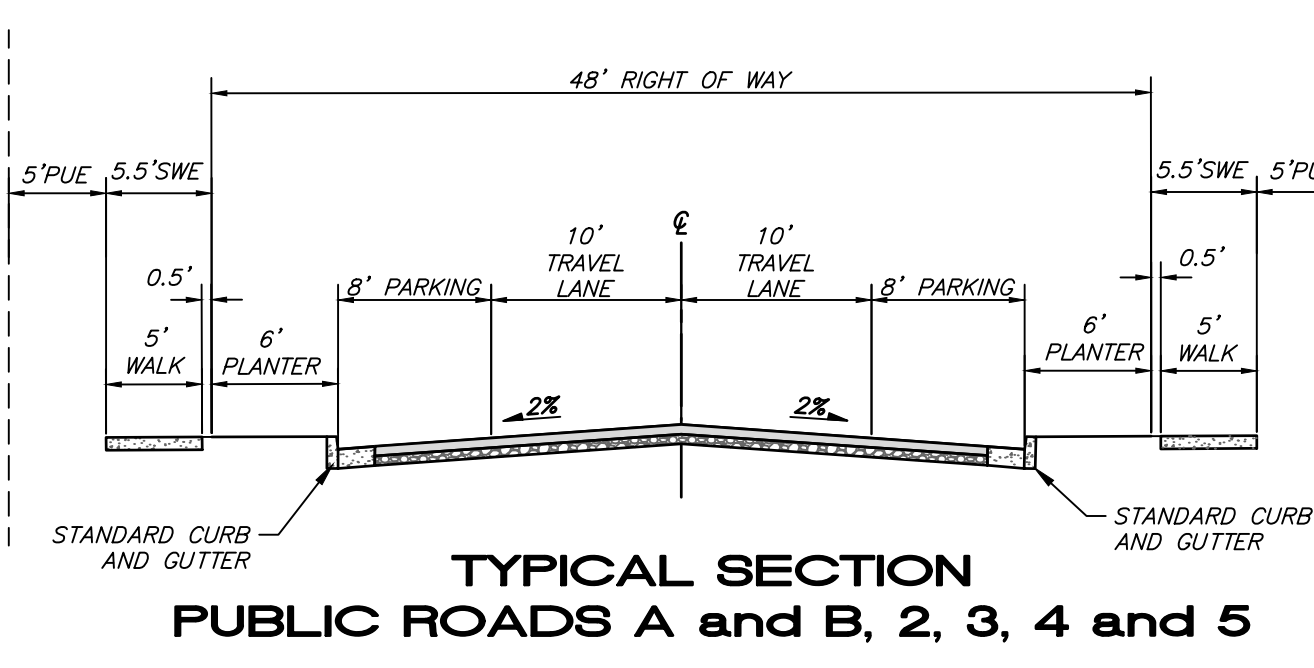
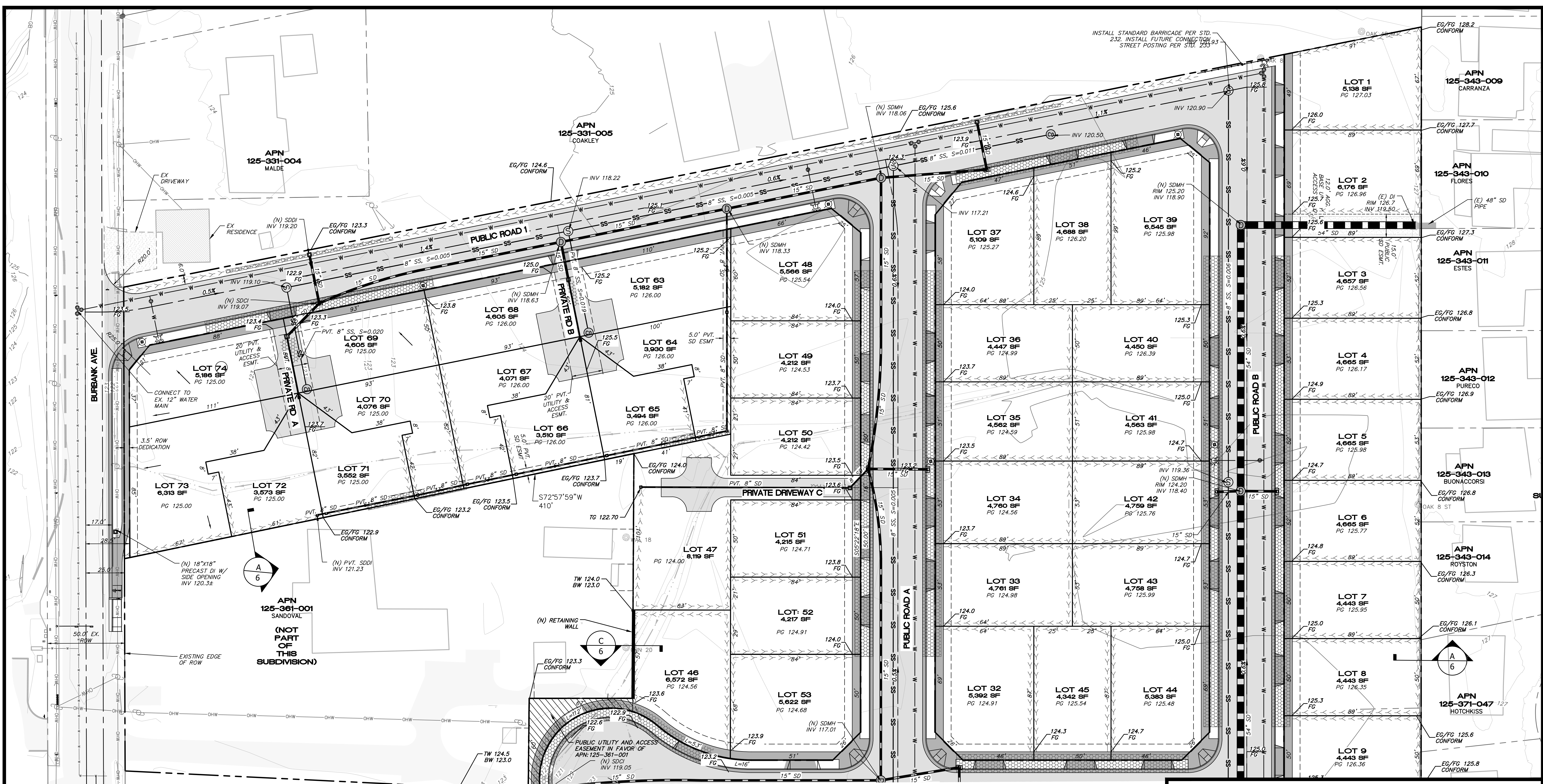
EXISTING CONDITIONS EXHIBIT

<p>MUNSELLE CIVIL ENGINEERING CIVIL ENGINEERING & LAND PLANNING 513 CENTER STREET HEALDSBURG, CA 95448 (707) 395-0968</p>	JOB: 169-17 DATE: 12-08-2019
	SHEET No. OF 2 OF 6



CORT L. MUNSELLE
 RCE 69941

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TYPICAL ROADWAY SECTIONS
NOT TO SCALE

CORT L. MUNSELLE
RCE 69941

DATE



**VESTING TENTATIVE MAP
SHELLINGER BURBANK
AVENUE SUBDIVISION**

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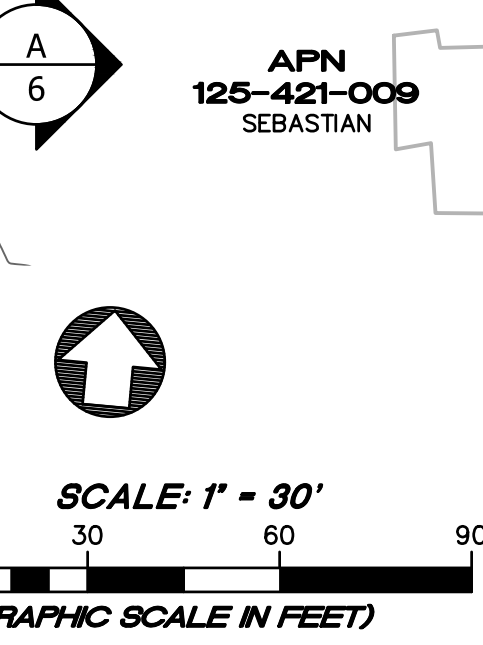
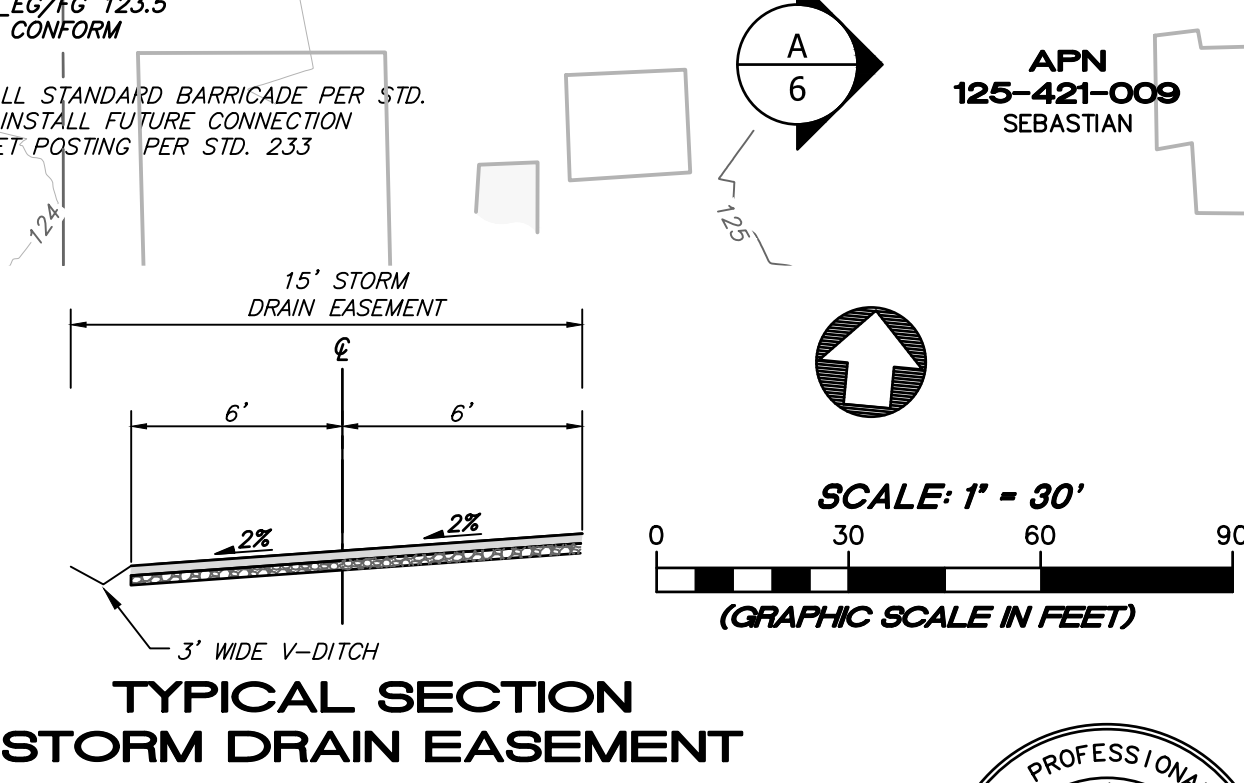
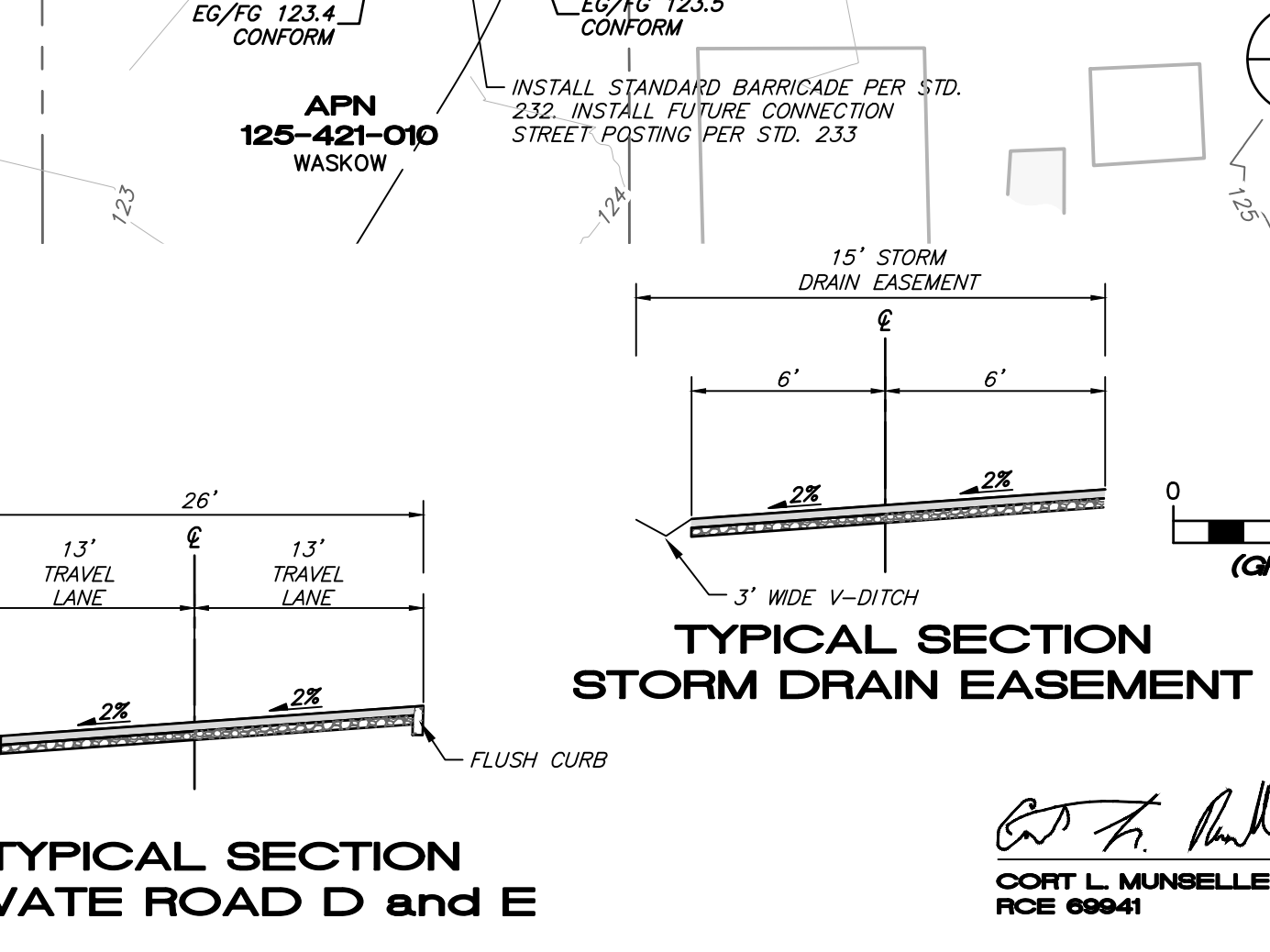
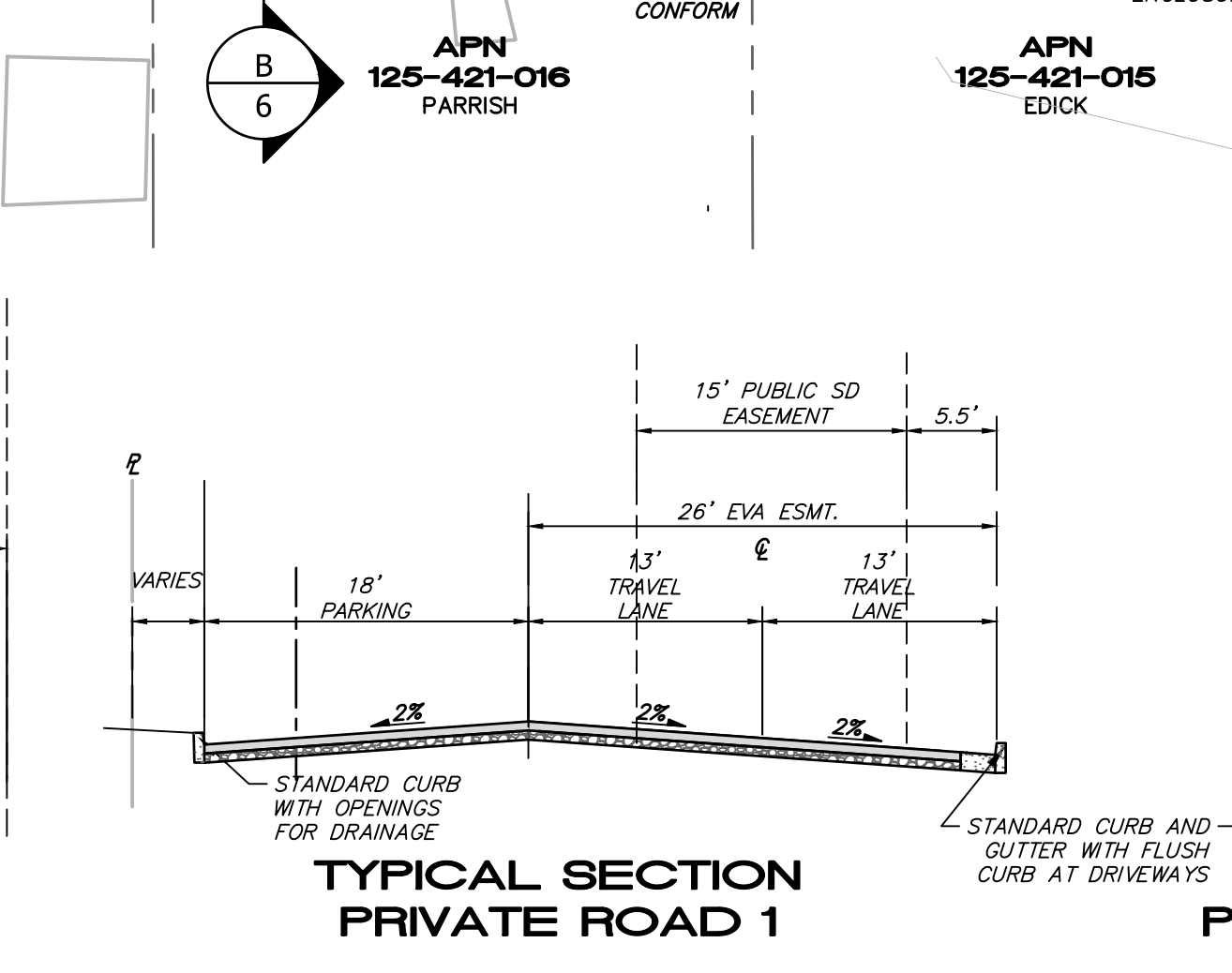
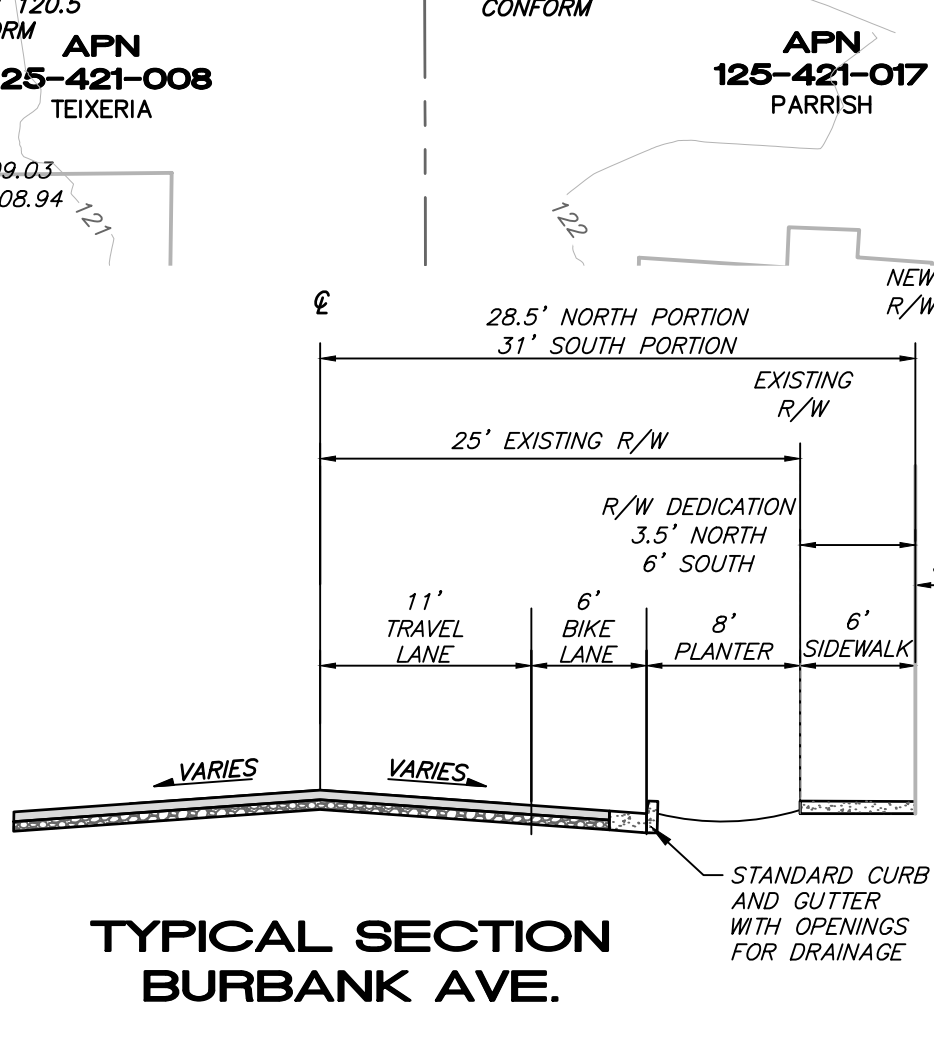
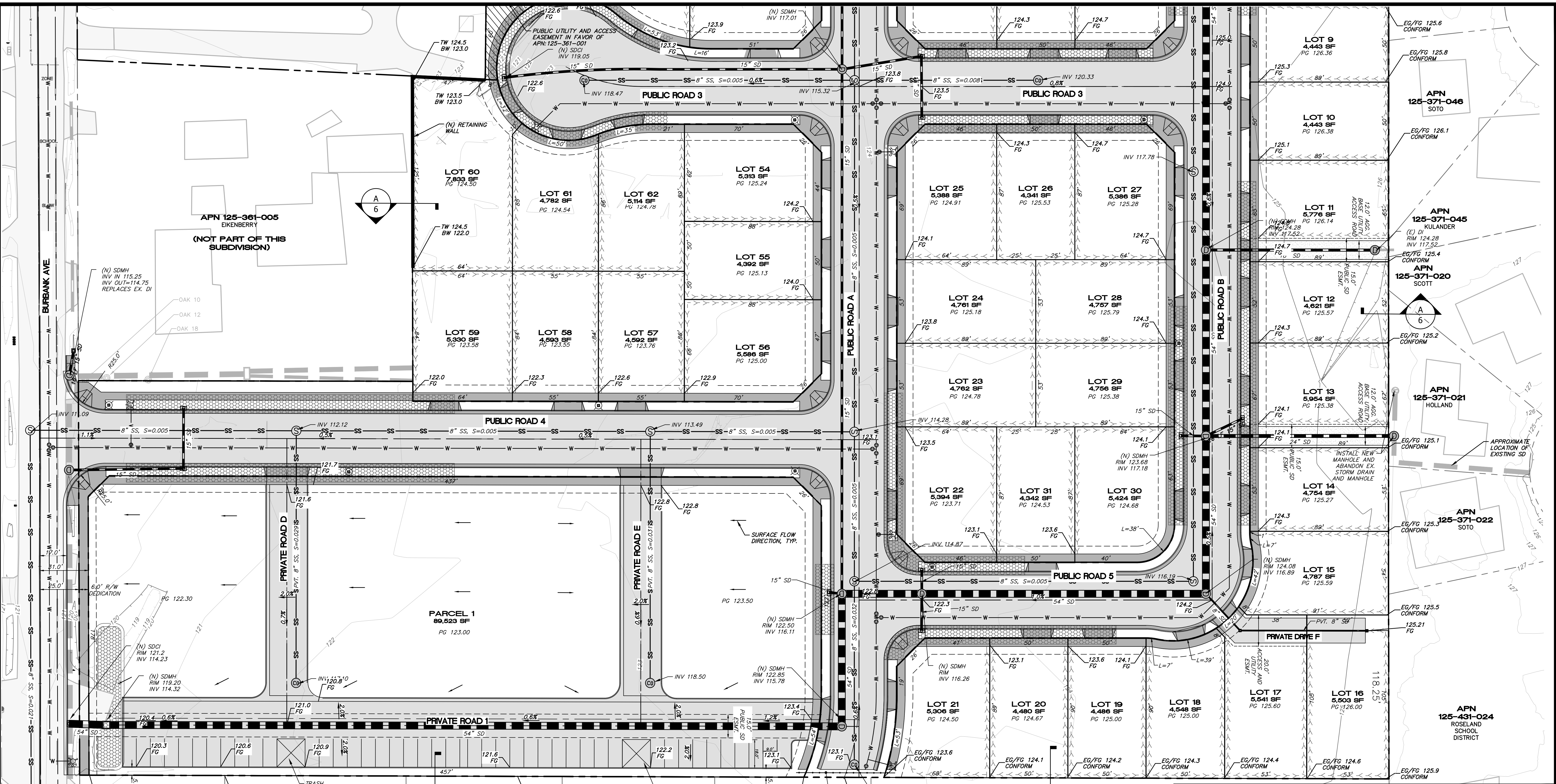
NORTH PORTION

MUNSELLE CIVIL ENGINEERING
 CIVIL ENGINEERING & LAND PLANNING
 513 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 395-0968

JOB: 169-17
 DATE: 12-08-2019
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 3 OF 6

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**VESTING TENTATIVE MAP
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AVENUE SUBDIVISION**

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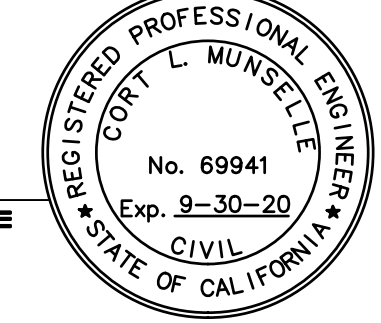
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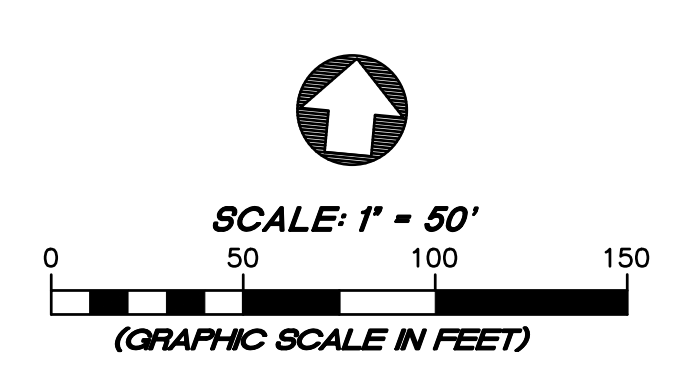
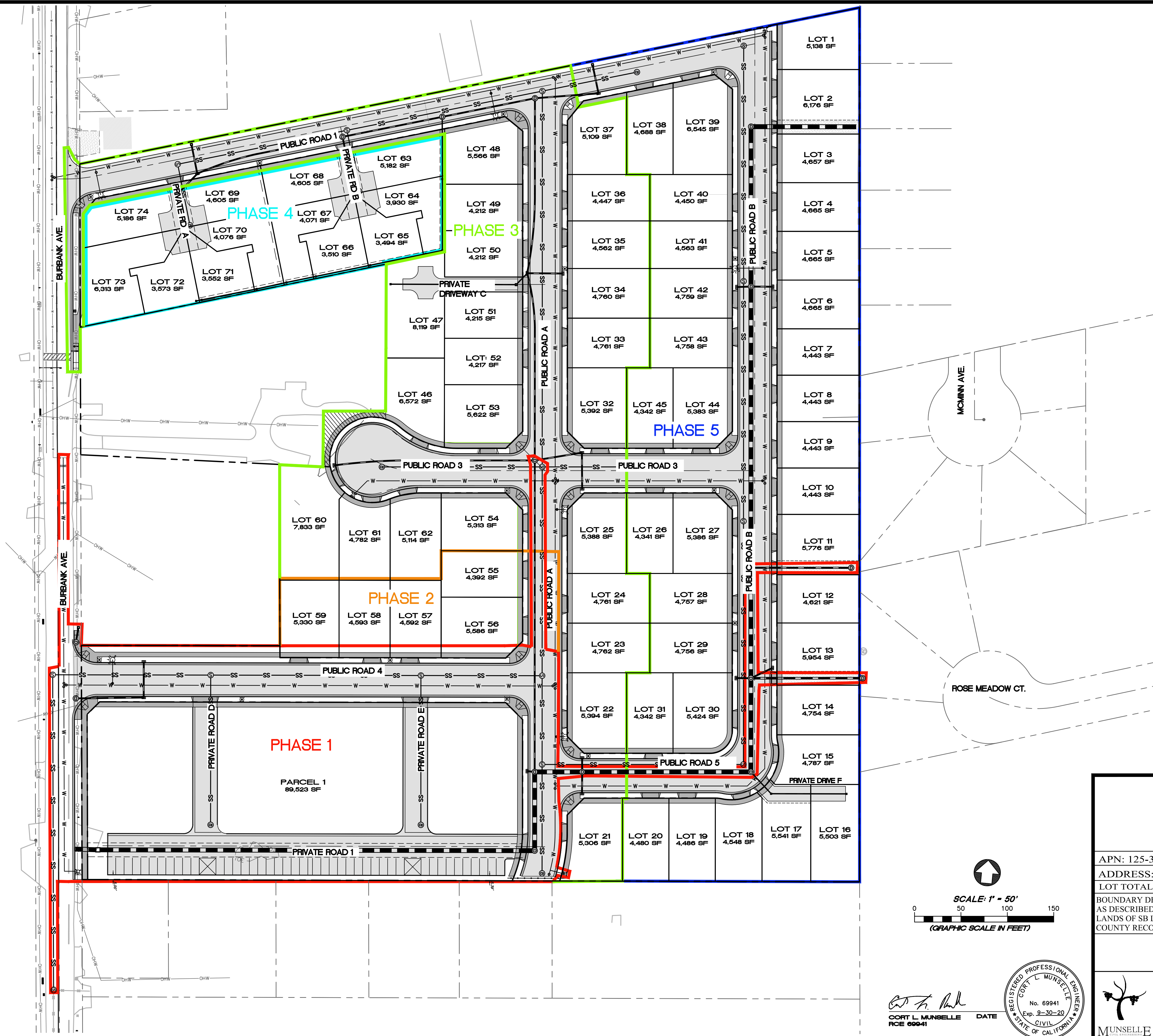
TENTATIVE MAP - SOUTH PORTION

MUNSELLE CIVIL ENGINEERING CIVIL ENGINEERING & LAND PLANNING 513 CENTER STREET HEALDSBURG, CA 95448 (707) 395-0968	JOB: 169-17 DATE: 12-08-2019 SHEET No. OF 4 OF 6
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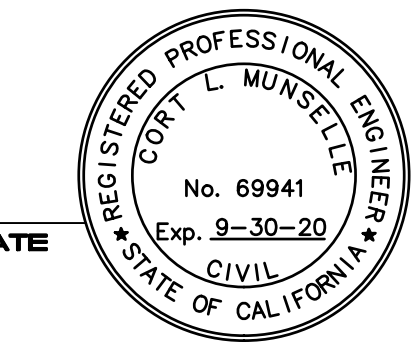
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Cort L. Munselle
 CORT L. MUNSELLE DATE
 RCE 69941



VESTING TENTATIVE MAP SHELLINGER BURBANK AVENUE SUBDIVISION	
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PHASING PLAN	
MUNSELLE CIVIL ENGINEERING	
CIVIL ENGINEERING & LAND PLANNING	
513 CENTER STREET	
HEALDSBURG, CA 95448	
(707) 395-0968	
JOB: 169-17	DATE: 12-08-2019
SHEET No. 5	OF 6
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APN 125-901-004
MALIBU

North Entry Drive

Burbank Avenue

Duplex Houses

Existing Houses
and Out Buildings

South Entry Drive

Apartments

Single Family Houses

Burbank Avenue

Adjacent Single Family Subdivision