



**OWNER/DEVELOPER:** BURBANK HOUSING DEVELOPMENT CORP., 790 SONOMA AVE, SANTA ROSA, CA 95404, PH: (707)526-9782

**CIVIL ENGINEER:** BKF ENGINEERS, 200 4TH ST, STE. 300, SANTA ROSA, CA, 95401, PH: (707) 583-8500

**GENERAL NOTES**

THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE CITY OF SANTA ROSA ZONING CODE, GENERAL PLAN AND DESIGN & CONSTRUCTION STANDARDS OR AS MODIFIED BY THIS TENTATIVE MAP AND AS APPROVED BY THE REVIEWING AGENCY.

WATER SUPPLY ----- CITY OF SANTA ROSA

SEWAGE DISPOSAL ----- CITY OF SANTA ROSA

PRESENT ZONING ----- R-3-18 SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING ----- R-3-18 SINGLE FAMILY RESIDENTIAL

THIS SUBDIVISION IS NOT WITHIN AN AREA DESIGNATED AS A HIGH FIRE SEVERITY ZONE.

THIS IS A DEVELOPMENT PERMIT.

PARCEL A AND PARCEL B WILL BE OWNED AND MAINTAINED BY THE CITY OF SANTA ROSA WITH FUNDING FROM A PROPOSED TAX DISTRICT.

**GRADING NOTES**

SOILS ON THIS SITE ARE NOT ANTICIPATED TO PROHIBIT THIS TYPE OF DEVELOPMENT.

ALL LOTS AND PADS SHALL BE GRADED IN A MANNER WHICH DRAINS STORMWATER TO PUBLIC STREETS.

THE ENGINEER AND DEVELOPER ARE NOT AWARE OF HAZARDOUS MATERIALS ON THIS SITE.

FEMA FLOOD MAPS REVEAL THAT THE SITE IS WITHIN THE 0.2 PERCENT CHANCE FLOOD HAZARD AREA ZONE X.

STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.

PROVISIONS FOR EROSION CONTROL WILL BE INCORPORATED INTO THIS PROJECT.

**UTILITY NOTES**

ALL PROPOSED UTILITY IMPROVEMENTS SHALL BE INSTALLED AS PUBLIC UTILITIES.

EXISTING SEWER AND WATER SERVICES WHICH WILL NOT BE USED WITH THESE SUBDIVISION IMPROVEMENTS WILL BE ABANDONED AT THE MAIN IN ACCORDANCE WITH THE CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS.

EXISTING SEPTIC SYSTEMS WILL BE ABANDONED IN ACCORDANCE WITH PERMITS FROM THE CITY BUILDING DEPARTMENT AND THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.

EXISTING WELLS WILL BE ABANDONED IN ACCORDANCE WITH CITY WELL ORDINANCE AS ADMINISTERED BY THE CITY BUILDING OFFICIAL.

ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE UNDERGROUND.

**GENERAL MAP INFORMATION**

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY CARLENZOLI AND ASSOCIATES ON DECEMBER 11, 2007.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM PARCEL MAP 714, FILED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 9, 2008 IN BOOK 725 OF MAPS AT PAGES 10 THROUGH 13, AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BENCHMARK: 3" BRASS DISK MARKED "SONOMA COUNTY WATER CONSERVATION DISTRICT FLOOD CONTROL" (CITY OF SANTA ROSA VERTICAL CONTROL MONUMENT D-343) LOCATED IN THE WING WALL AT THE SOUTHEAST CORNER OF THE BRIDGE AT THE INTERSECTION OF BELLEVUE AVENUE AND DUTTON MEADOW, ELEV. 108.96 ( DATUM: NGVD 1929)

BASIS OF BEARINGS: THE CENTERLINE OF DUTTON MEADOW TAKEN AS N00°23'43"E BETWEEN FOUND CENTERLINE MONUMENTS AS SHOWN ON THE RECORD OF SURVEY OF THE LANDS OF VICINI FAMILY TRUST FILED IN BOOK 6523 OF MAPS AT PAGE 9, OFFICIAL RECORDS OF THE COUNTY OF SONOMA.

**LOT SIZE SUMMARY**

SMALLEST LOT: 1,870 SF  
LARGEST LOT: 4,135 SF  
AVERAGE LOT: 2,128 SF

LOT AREAS (SF)	
Lot 1	2,582
Lot 2	2,023
Lot 3	2,023
Lot 4	4,092
Lot 5	2,417
Lot 6	1,904
Lot 7	1,904
Lot 8	2,439
Lot 9	4,135
Lot 10	1,884
Lot 11	1,884
Lot 12	1,884
Lot 13	1,884
Lot 14	1,884
Lot 15	1,884
Lot 16	1,884
Lot 17	1,884
Lot 18	1,884
Lot 19	1,884
Lot 20	3,656
Lot 21	2,289
Lot 22	1,870
Lot 23	1,870
Lot 24	1,870
Lot 25	1,870
Lot 26	1,870
Lot 27	1,870
Lot 28	1,870
Lot 29	1,870
Lot 30	2,289
Lot 31	2,208
Lot 32	1,904
Lot 33	1,904
Lot 34	1,904
Lot 35	1,904
Lot 36	1,904
Lot 37	1,904
Lot 38	1,904
Lot 39	1,904
Lot 40	1,904
Lot 41	2,461
Lot 42	1,904
Lot 43	1,917
Lot 44	2,240
Lot 45	1,991
Lot 46	1,991
Lot 47	1,990
Lot 48	2,526
Parcel A	4,276
Parcel B	4,174
Right-of-Way	56,356

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	NO	NUMBER
APN	ASSESSOR'S PARCEL NUMBER	NTS	NOT TO SCALE
BLDG	BUILDING	OH	OVERHEAD UTILITY LINE
BM	BENCHMARK	OG	PAD GRADE
BO	BLOWOFF	PG&E	PACIFIC GAS & ELECTRIC
BSL	BUILDING SETBACK LINE	PL	PROPERTY LINE
CB	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE	PVT	PRIVATE
CO	CLEAN OUT	R	RADIUS
CONC	CONCRETE	R/W	RIGHT OF WAY
CYP	CYPRESS TREE	S	SLOPE
DI	DROP INLET	SD	STORM DRAIN
DN	DOCUMENT NUMBER	SDE	PUBLIC STORM DRAIN EASEMENT
EG	EXISTING GROUND	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SDMH	STORM DRAIN MANHOLE
ESMT	EASEMENT	SF	SQUARE FEET
EX	EXISTING	SL	STREETLIGHT
FG	FINISHED GRADE	SO	SIDE OPENING
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	SURFACE FLOWLINE	SSCO	SANITARY SEWER CLEAN OUT
FT	FOOT	SSMH	SANITARY SEWER MANHOLE
G	GAS	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HORIZ	HORIZONTAL	TB	TOP OF BOX
INV	BOTTOM INSIDE OF PIPE	TC	TOP FACE OF CURB
L	LENGTH	TEL	TELECOMMUNICATION LINE
MAX	MAXIMUM	TG	TOP OF GRATE
MH	MANHOLE	TYP	TYPICAL
MIN	MINIMUM	UT	UTILITY BOX
MON	MONUMENT	WM	UNDERGROUND UTILITY LINE
		W	WATER
		WM	WATER METER

**TENTATIVE MAP**  
FOR  
**LANTANA HOMES SUBDIVISION**  
48 RESIDENTIAL LOTS

BEING A SUBDIVISION OF THE LANDS OF BURBANK HOUSING CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2008071359, SONOMA COUNTY RECORDS.

**2979 DUTTON MEADOW**  
CITY OF SANTA ROSA, CALIFORNIA  
APN 043-121-013  
CONTAINING 3.8 ACRES

JANUARY 8, 2019

PREPARED BY  
**BKF**  
ENGINEERS / SURVEYORS / PLANNERS  
200 4TH ST, STE. 300 SANTA ROSA, CA 95401  
(707) 583-8500 FAX (707) 583-8509

JOB NO. 20160902 SHEET 1 OF 1 SHEETS