

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

Date: AUGUST 2022	Scale: AS SHOWN
Design: EDW/BRIS	Drawn: IT
Approved: EDW	Job No: 20180935
Drawing Number: C1	

SITE IMPROVEMENT DRAWINGS

AVENUE 3111 STORAGE & APARTMENTS

SANTA ROSA, CA

APN 043-143-018, -002

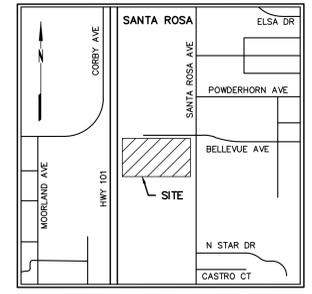
AUGUST 2022

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	
		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.

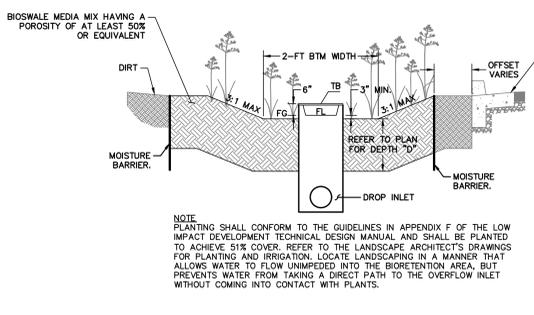
THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

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

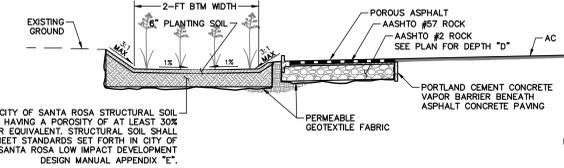
TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIFLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED TREE ARBORIST.

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.

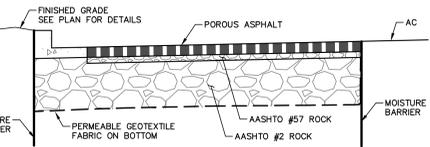
BENCHMARK: BRASS DISK IN WELL MONUMENT (CITY OF SANTA ROSA COORDINATE MONUMENT G-459) AT THE INTERSECTION OF SANTA ROSA AVENUE AND BELLEVUE AVENUE, ELEVATION 120.44.



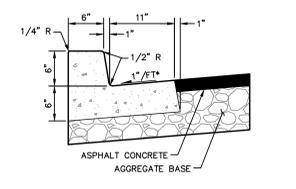
1A BIORETENTION AREA
NO SCALE



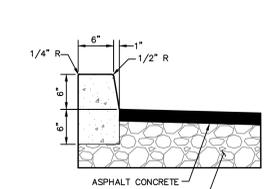
1B BIORETENTION & POROUS PAVEMENT DETAIL
NO SCALE



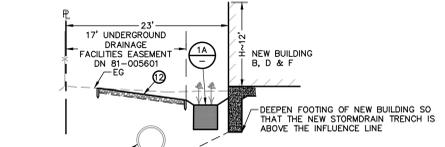
1C POROUS ASPHALT
NO SCALE



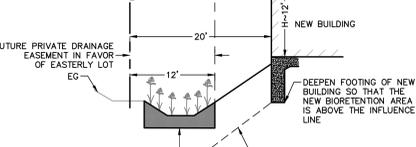
2 CURB AND GUTTER DETAIL
NO SCALE



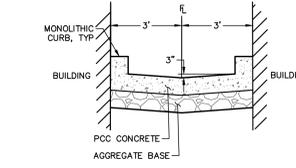
3 CURB DETAIL
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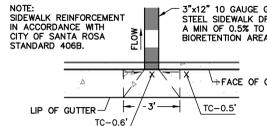
A SECTION 'A'
NO SCALE



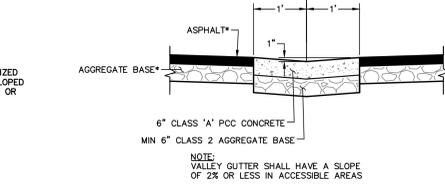
B SECTION 'B'
NO SCALE



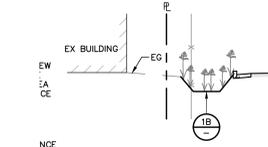
4 PASS THRU DETAIL
NO SCALE



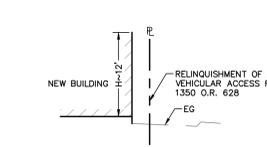
5 GUTTER PAN DEPRESSION
NO SCALE



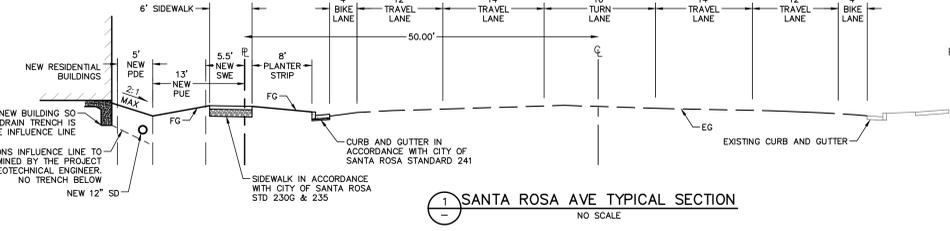
6 VALLEY GUTTER DETAIL
NO SCALE



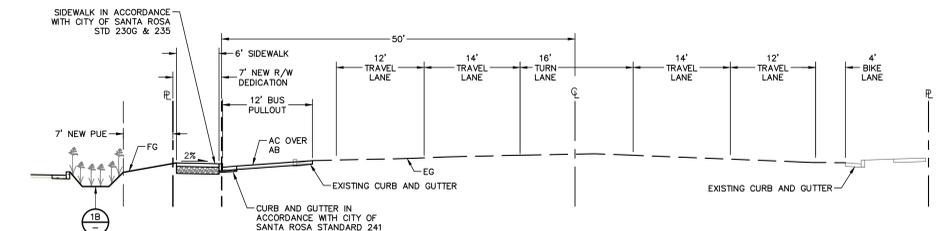
C SECTION 'C'
NO SCALE



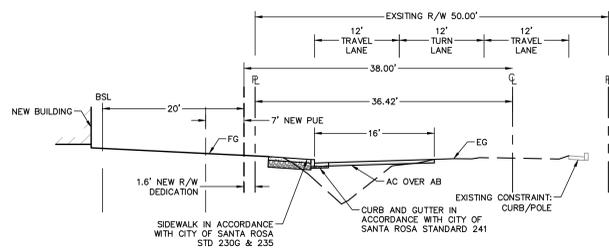
D SECTION 'D'
NO SCALE



1 SANTA ROSA AVE TYPICAL SECTION
NO SCALE



2 SANTA ROSA AVE TYPICAL SECTION AT BUS STOP
NO SCALE



3 BELLEVUE AVE TYPICAL SECTION
NO SCALE

