



VICINITY MAP ~ SANTA ROSA, CA



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RECEIVED

By Kristinae Toomians at 1:13 pm, Nov 15, 2022

PROJECT TEAM

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4th
CITY SUBMITTAL

November 14, 2022
 NOTE: Drawings of earlier date are included in this submittal and are part of the final approved set. Later drawings (through 11/14/22 have been slip-sheeted in to address City Comments)

Brittain Lane
 851 Brittain Lane
 Santa Rosa, CA

BRITTAINE LANE

851 Brittain Lane
 Santa Rosa, CA



3rd CITY SUBMITTAL August 22, 2022	G-1
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SB - 330 SUMMARY

City Ventures is excited to submit our proposal for 851 Brittain Lane, and for the opportunity to collaborate with the City of Santa Rosa. The project site is located in the southwest quadrant of the City, and is largely vacant, with a small single family home fronting Sebastopol Road. The site is east of the Bayside Church, South of Occidental Road, west of single-family homes on Brittain Lane, and north of Sebastopol Road, beyond which are medical uses.

The proposed project is comprised of a 5.92 acre parcel on which we've designed 82 solar all-electric townhome-style condominiums. Our proposal intends to leverage the site's depth to create well landscaped breadth and a dynamic frontage of existing trees with pedestrian and vehicular entrances along Brittain Lane. The site is in a prime housing location, with a medium density residential general plan designation and multifamily zoning. The proposed project would be consistent with the land use requirements. The project is a Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable objective general plan and subdivision standards and criteria as described in Government Code section 65589.5(j). The project is not requesting any variances to the general plan. This project will be geared towards first-time homeowners and young families seeking to establish roots in southwest Santa Rosa.

We are thrilled to bring an inventive and vibrant program to life. The project includes 82 residential units comprised of 2 story townhome-style condominiums. Each home ranges in size and bedroom count, each with its own private garage accessed by a common drive aisle or alleyway and front door accessed from shared paseos and common open space areas. Each home will come standard with solar panels and will incorporate a specific focus on healthy, energy efficient living. The project meets the City's parking requirement with 164 residential parking spaces, required and provided, in dedicated garages. An additional 42 on-site parking stalls are dedicated to guest parking which meets the city's requirement. Additionally, 14 offsite public parking stalls, which are not included in the site's required parking count, are included along the Brittain Road ROW.

City Ventures is respectfully requesting Site Development Review, a Vesting Tentative Tract Map and consideration under the City's SB330 Application. Additionally, City Ventures is requesting a Density Bonus waiver in order to utilize private streets throughout the project site.

Requested Entitlements	
Site Development Review Permit	Approval of Project's Compatibility with Site
Vesting Tentative Tract Map Permit	Approval of a Vesting Tentative Map for a single lot subdivision for condominium purposes
Density Bonus	Waiver to allow private streets within tract (no public streets will be in tract)

City Ventures, values the incredible relationship that we have built with the City of Santa Rosa and are grateful to continue this partnership. We are eager to pursue a project that will bring vibrancy to the project site and complement the neighborhood. We look forward to working with you to bring this community to fruition.

PROJECT SUMMARY

PARCEL TABULATION									
SITE AREA							5.92 ac	5.74 ac (net)	
RESIDENTIAL		SF	Garage	Patio	Deck	Total	Beds	82 units	
1	3B/2C	1475	400		120	120	3	26	
2	3B/2C	1715	420	210	0	210	3	22	
3	4B/2C	1880	480	220	0	220	4	26	
4	4B/2C	1900	470	360	0	360	4	8	
Parking								206 cars	
Garage								164	
Guest								42	
Offsite - Not Included in total parking counts								14	
Open Space								44,370 sf	
Private								16,340 sf	
Common								28,030 sf	
Area 1 Amenity								9,066 sf	
Area 2 Amenity								4,426 sf	
Area 3 Amenity								3,264 sf	
Area 4 Amenity								7,304 sf	
Area 5 Amenity								3,970 sf	

Density Ratios	
Homes	14.3 du/ac
Parking	2.7 car/du
Parking - Onsite Only	2.5 car/du
Open Space per Unit	541 sf/du

OVERALL			
ACREAGE	5.74 NetAcres		
DENSITY	14.3 du/Netac		
FAR	0.56		
RESIDENTIAL	82 Units		
RESIDENTIAL Sellable SF	140,160 SF		
OPEN SPACE	44,370 SF	541 sf/du	
PARKING	206 cars	2.5 car/du	
	Garage/Covered	164 cars	
	Guest	42 cars	
	Offsite	14 cars	Not Included in total parking counts

Project Description and Summary

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA



City Ventures



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SOLAR ALL-ELECTRIC ADVANCED TECHNOLOGY HOMES

This project will include solar-powered, all electric, energy efficient homes that will reduce the impact on the environment.

ALL INCLUSIVE ADVANCED TECHNOLOGY - NO EXTRA COST:

- Exceeds national energy efficiency standards
- High-performance energy efficient appliances & materials
- High-efficiency LED lighting
- Dual glaze Milgard windows with energy efficient ultraviolet coating
- Water wise Kohler™ plumbing fixtures
- Advanced framing Technology saves trees & keep our planet green
- Energy efficient smart NEST™ thermostat
- Energy efficient radiant barrier roof sheathing
- All HVAC systems are tested for optimal refrigerant charge & duct performance
- QI Testing verifying consistent installation to ensure maximum installation
- Duct leak testing verified by a 3rd party to optimize efficiency
- Low to Zero VOC materials, paints, stains & adhesives

A SOLAR-POWERED LIFE INCLUDES ALL GREEN LIVING BENEFITS, PLUS

- Advanced technology powers your entire home
- Eliminates your gas bill and reduces your electric bill
- Pre-wired ready for electric vehicle chargers in garage
- Energy efficient while living in comfort & style



SUNPOWER™

Solar Panels power everything
in your home



Energy Star® rated high-efficiency
appliances so you don't have to worry

nest

Smart thermostat learns your lifestyle,
saving energy and money

THE BOLD LOOK
OF KOHLER.

Faucets and shower heads offer significant
water savings reducing water bills

Milgard
WINDOWS & DOORS

Dual-glazed windows + ultra-violet coating
offer insulation against cold & heat



City Ventures Homes' Energy Efficiency
exceeds 15% of the state required
minimum

Sustainable Features

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA



City Ventures

TARRAR
UTILITY CONSULTANTS

VERO
consultants
Planning | Engineering | Land Entitlement

c2
Collaborative

FDS
FOURNIER DESIGN STUDIO

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August 22, 2022

G-3



Corporate Center & Pkwy Sebastopol looking North/East



Sebastopol frontage



Sebastopol & Brittain looking North/West



Sebastopol & Corporate Center Pkwy



Brittain looking South



Brittain looking North

Existing Site Photos

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA



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August 22, 2022

G-4



Conceptual Illustrative Site Plan

BRITTAIN LANE

851 Brittain Lane
 Santa Rosa, CA

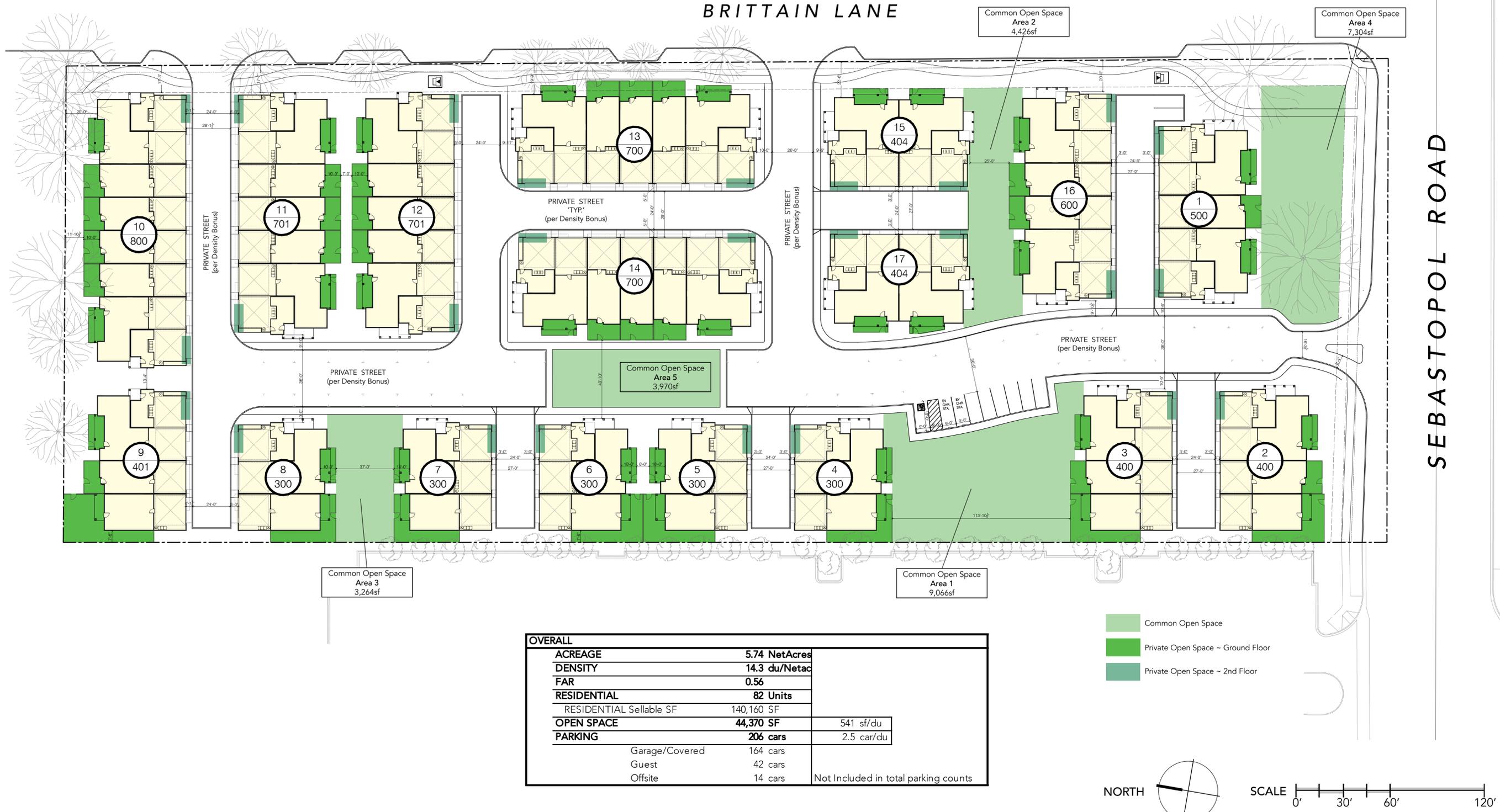


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3rd CITY SUBMITTAL August 22, 2022	ISP-1
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BRITTAİN LANE



OVERALL		
ACREAGE	5.74 NetAcres	
DENSITY	14.3 du/Netac	
FAR	0.56	
RESIDENTIAL	82 Units	
RESIDENTIAL Sellable SF	140,160 SF	
OPEN SPACE	44,370 SF	541 sf/du
PARKING	206 cars	2.5 car/du
Garage/Covered	164 cars	
Guest	42 cars	
Offsite	14 cars	Not Included in total parking counts

Conceptual Architectural Site Plan

BRITTAİN LANE
851 Brittain Lane
Santa Rosa, CA



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August 22, 2022

ASP-1



BRITTAIN LANE STREET SCENE



SEBASTOPOL ROAD STREET SCENE

Conceptual Street Scenes

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA

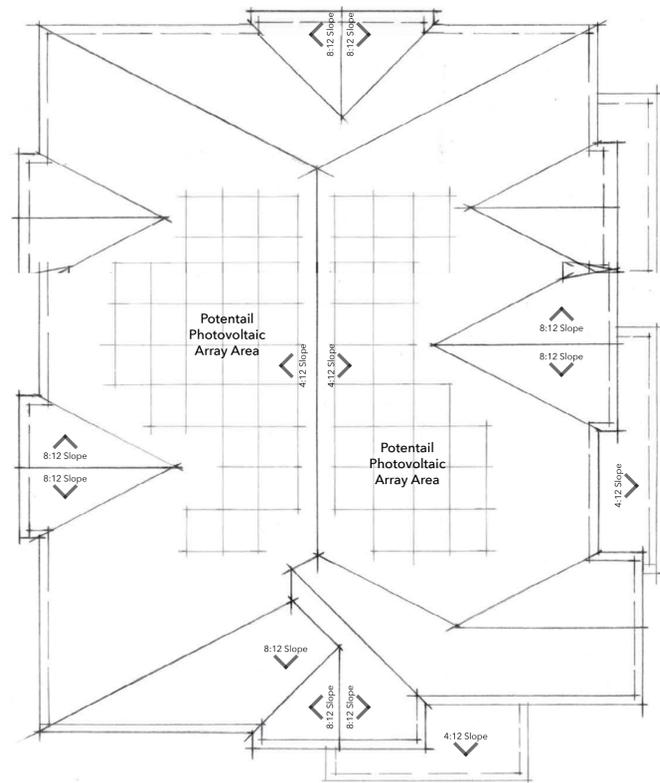


City Ventures

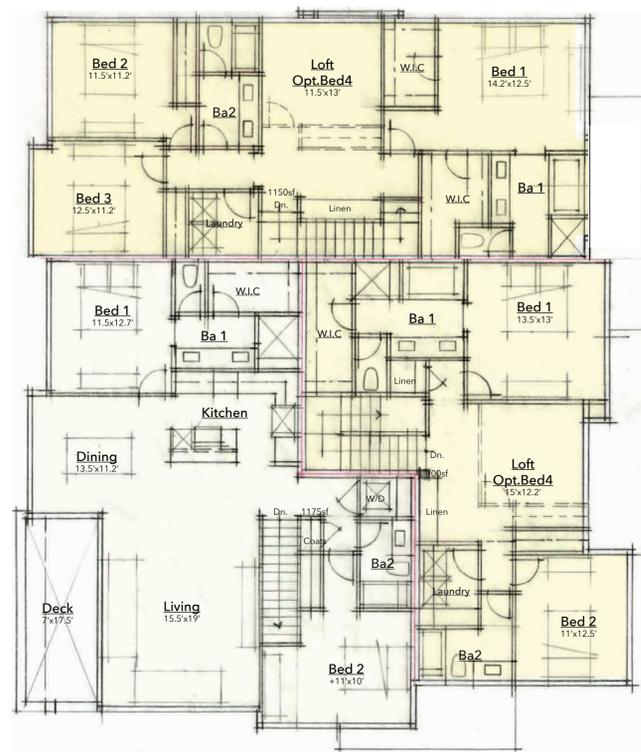


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August 22, 2022

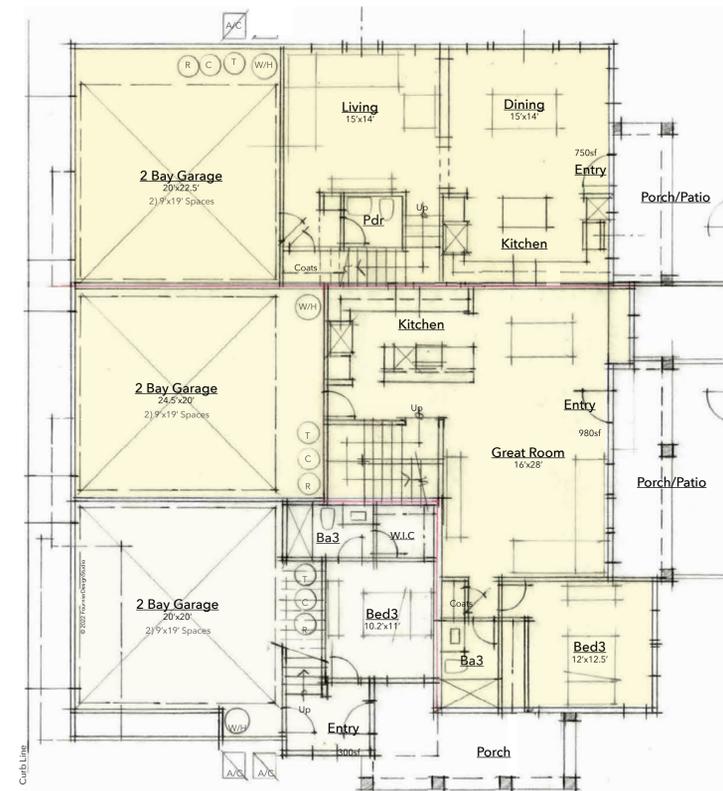
SS-1



ROOF PLAN



2nd FLOOR

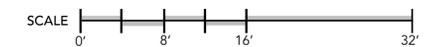


1st FLOOR ~ GROUND LEVEL

Plan 4
 1,900sf Living
 360sf+ Patio
 2Bay Garage
 3Bed/2.5Ba
 Loft ~ Opt.Bed4

Plan 3
 1,880sf Living
 220sf Patio
 2Bay Garage
 3Bed/3Ba
 Loft~Opt.Bed4

Plan 1
 1,475sf Living
 120sf Deck
 2Bay Garage
 3Bed/3Ba



Conceptual Floor & Roof Plans ~ Building Type 300

BRITTAİN LANE

851 Brittain Lane
 Santa Rosa, CA



City Ventures



3rd
 CITY SUBMITTAL
 August 22, 2022

A-1



RIGHT SIDE ELEVATION



REAR ELEVATION

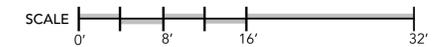


LEFT SIDE ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS LIST**
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting



Conceptual Elevations ~ Building Type 300

BRITTAIN LANE

851 Brittain Lane
 Santa Rosa, CA

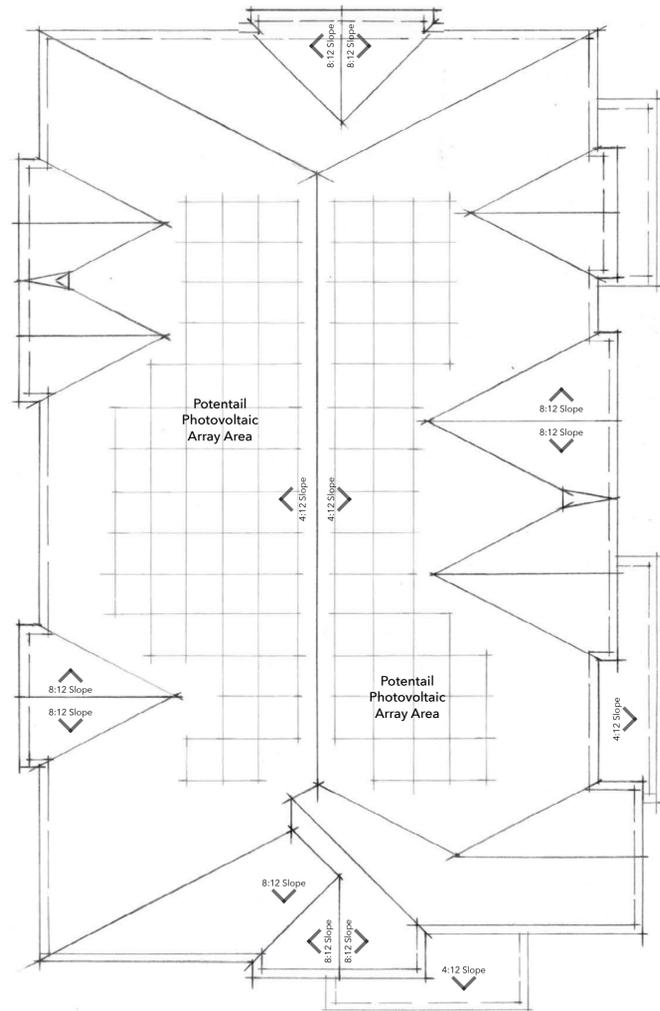


City Ventures

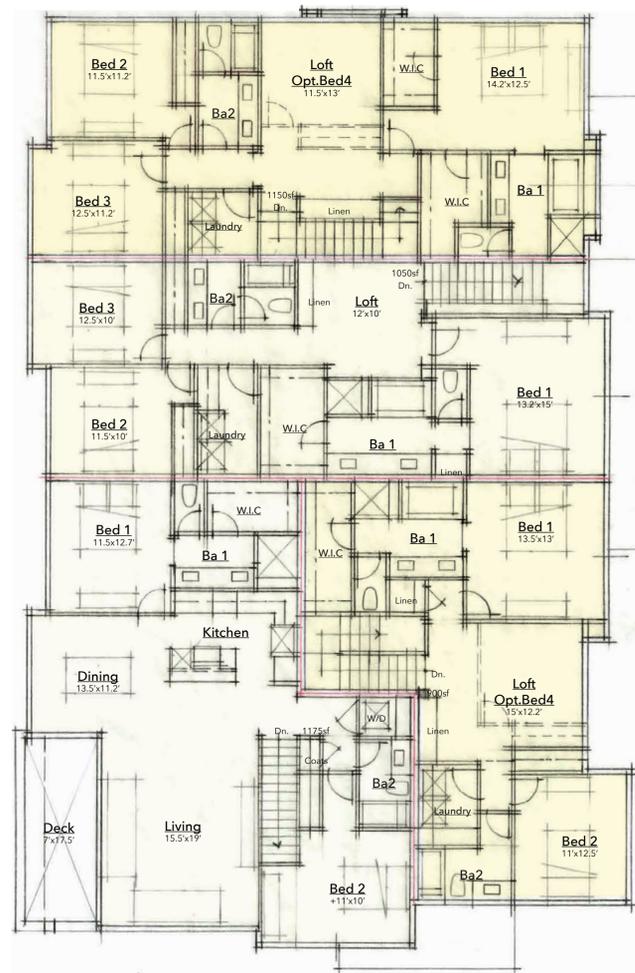


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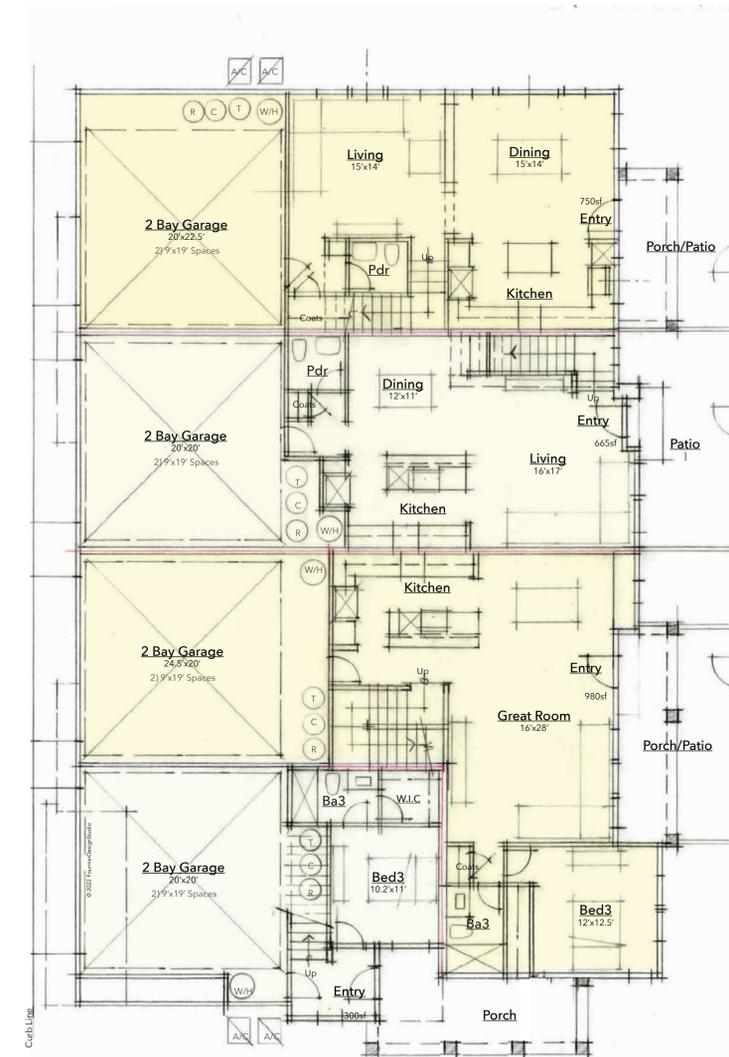
A-1.1



ROOF PLAN



2nd FLOOR



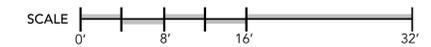
1st FLOOR ~ GROUND LEVEL

Plan 4
 1,900sf Living
 360sf+ Patio
 2Bay Garage
 3Bed/2.5Ba
 Loft ~ Opt. Bed4

Plan 2
 1,715sf Living
 210sf Patio
 2Bay Garage
 3Bed/2.5Ba
 Loft
 ADA Adaptable

Plan 3
 1,880sf Living
 220sf Patio
 2Bay Garage
 3Bed/3Ba
 Loft~Opt. Bed4

Plan 1
 1,475sf Living
 120sf Deck
 2Bay Garage
 3Bed/3Ba



Conceptual Floor & Roof Plans ~ Building Type 400

BRITTAİN LANE

851 Brittain Lane
 Santa Rosa, CA



City Ventures



3rd
 CITY SUBMITTAL
 August 22, 2022

A-2



RIGHT SIDE ELEVATION



REAR ELEVATION

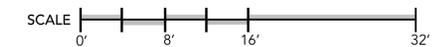


LEFT SIDE ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting



Conceptual Elevations ~ Building Type 400

BRITTAINE LANE

851 Brittain Lane
 Santa Rosa, CA

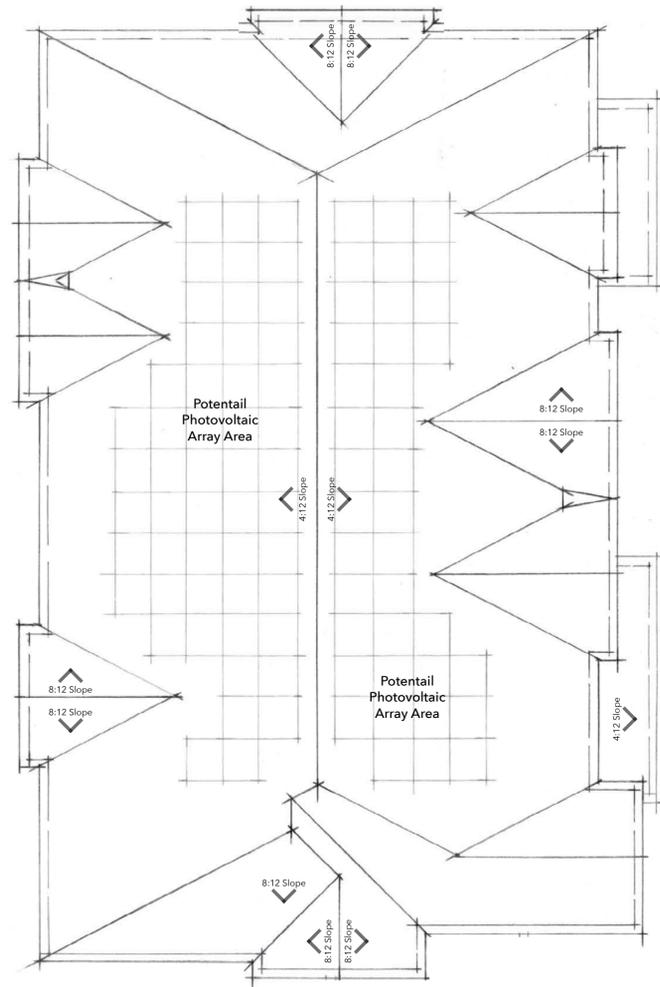


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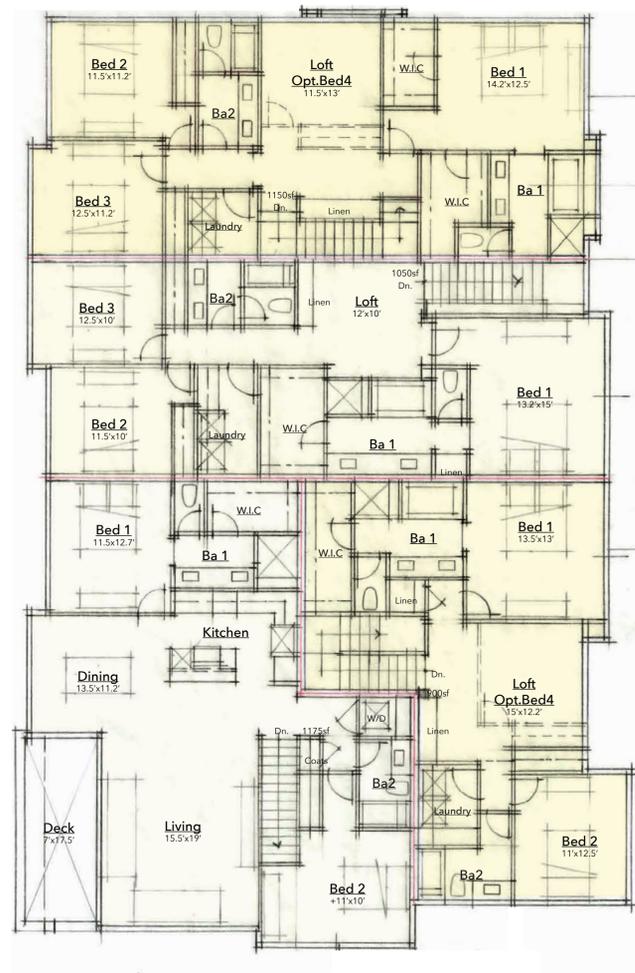


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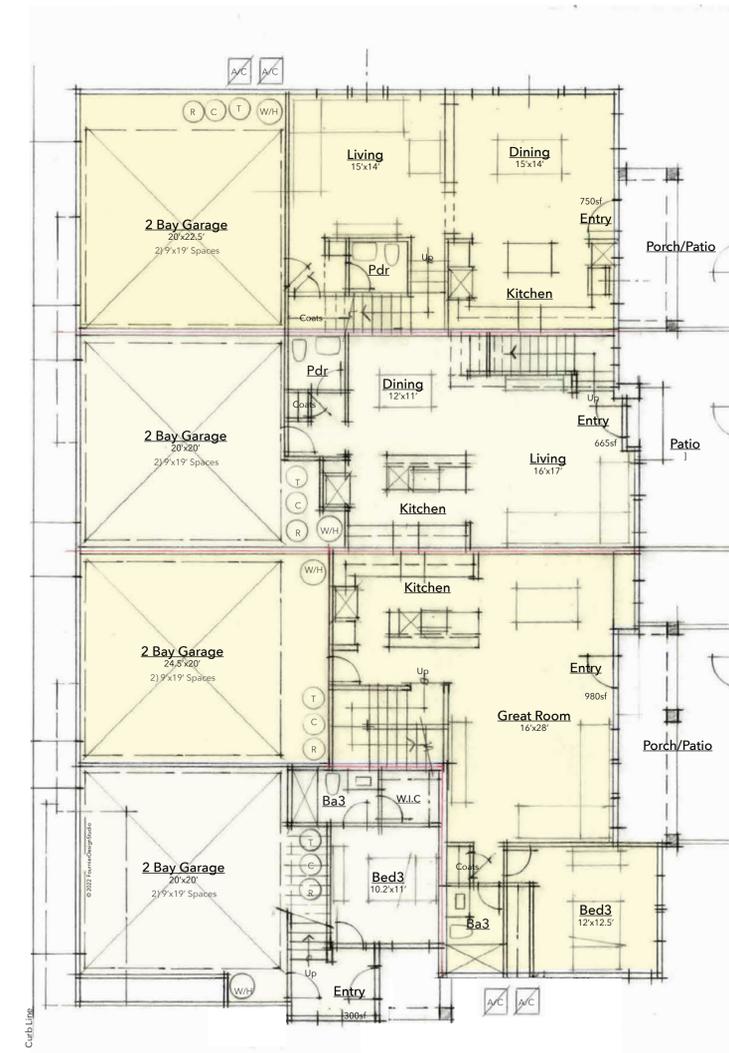
A-2.1



ROOF PLAN



2nd FLOOR



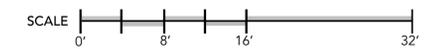
1st FLOOR ~ GROUND LEVEL

Plan 4
 1,900sf Living
 360sf+ Patio
 2Bay Garage
 3Bed/2.5Ba
 Loft ~ Opt. Bed 4

Plan 2
 1,715sf Living
 210sf Patio
 2Bay Garage
 3Bed/2.5Ba
 Loft
 ADA Adaptable

Plan 3
 1,880sf Living
 220sf Patio
 2Bay Garage
 3Bed/3Ba
 Loft~Opt. Bed 4

Plan 1
 1,475sf Living
 120sf Deck
 2Bay Garage
 3Bed/3Ba



Conceptual Floor & Roof Plans ~ Building Type 401

BRITTAİN LANE

851 Brittain Lane
 Santa Rosa, CA



City Ventures



3rd
 CITY SUBMITTAL
 August 22, 2022

A-3



RIGHT SIDE ELEVATION



REAR ELEVATION

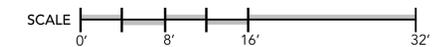


LEFT SIDE ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting



Conceptual Elevations ~ Building Type 401

BRITTAINE LANE

851 Brittain Lane
 Santa Rosa, CA

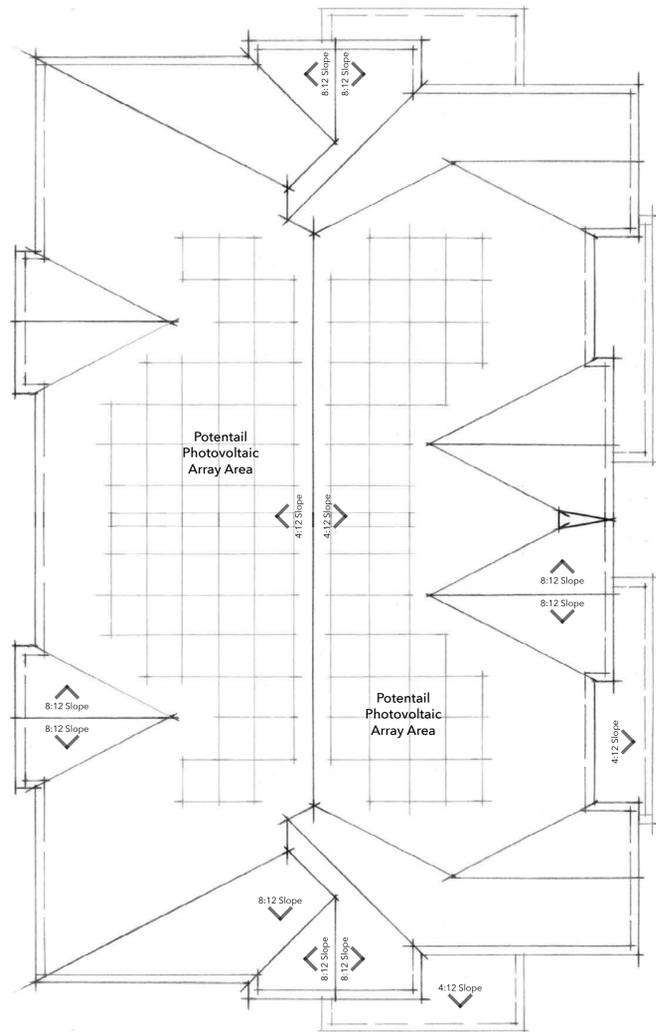


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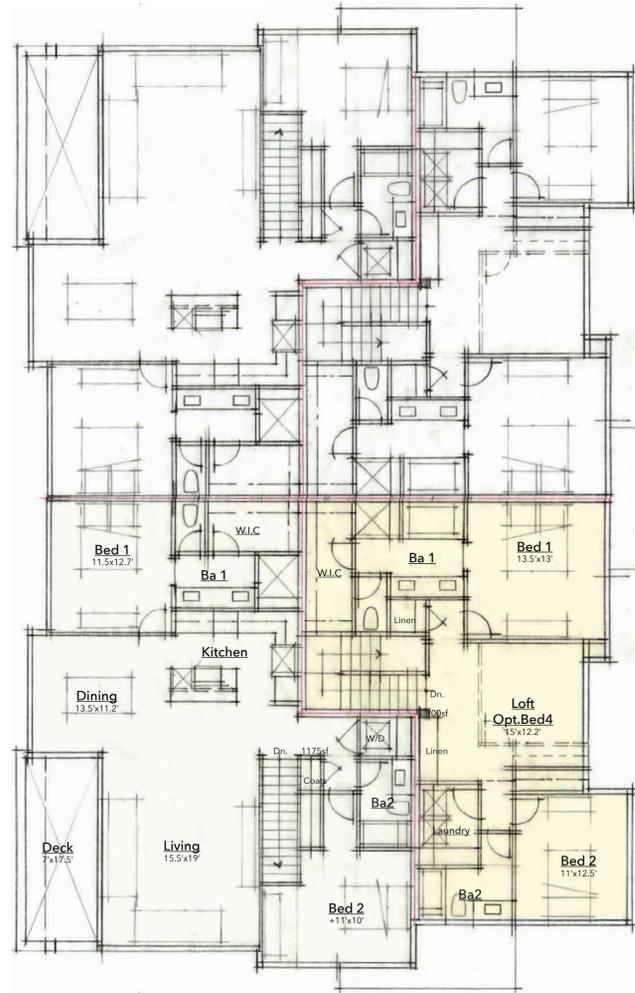


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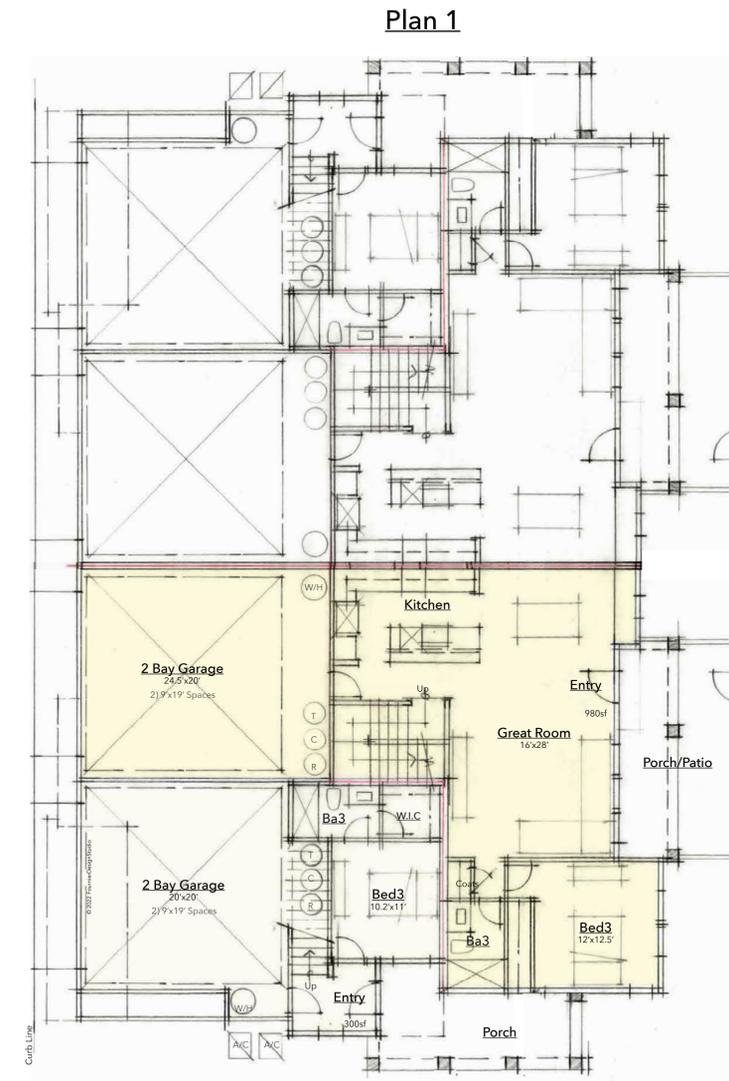
A-3.1



ROOF PLAN



2nd FLOOR



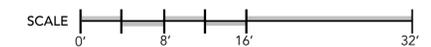
1st FLOOR ~ GROUND LEVEL

Plan 1

Plan 3

Plan 3
 1,880sf Living
 220sf Patio
 2Bay Garage
 3Bed/3Ba
 Loft~Opt.Bed4

Plan 1
 1,475sf Living
 120sf Deck
 2Bay Garage
 3Bed/3Ba



Conceptual Floor & Roof Plans ~ Building Type 404

BRITTAINE LANE

851 Brittain Lane
 Santa Rosa, CA



City Ventures



3rd
 CITY SUBMITTAL
 August 22, 2022

A-4



RIGHT SIDE ELEVATION



REAR ELEVATION

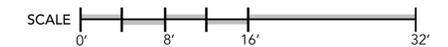


LEFT SIDE ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting



Conceptual Elevations ~ Building Type 404

BRITTAINE LANE

851 Brittain Lane
 Santa Rosa, CA

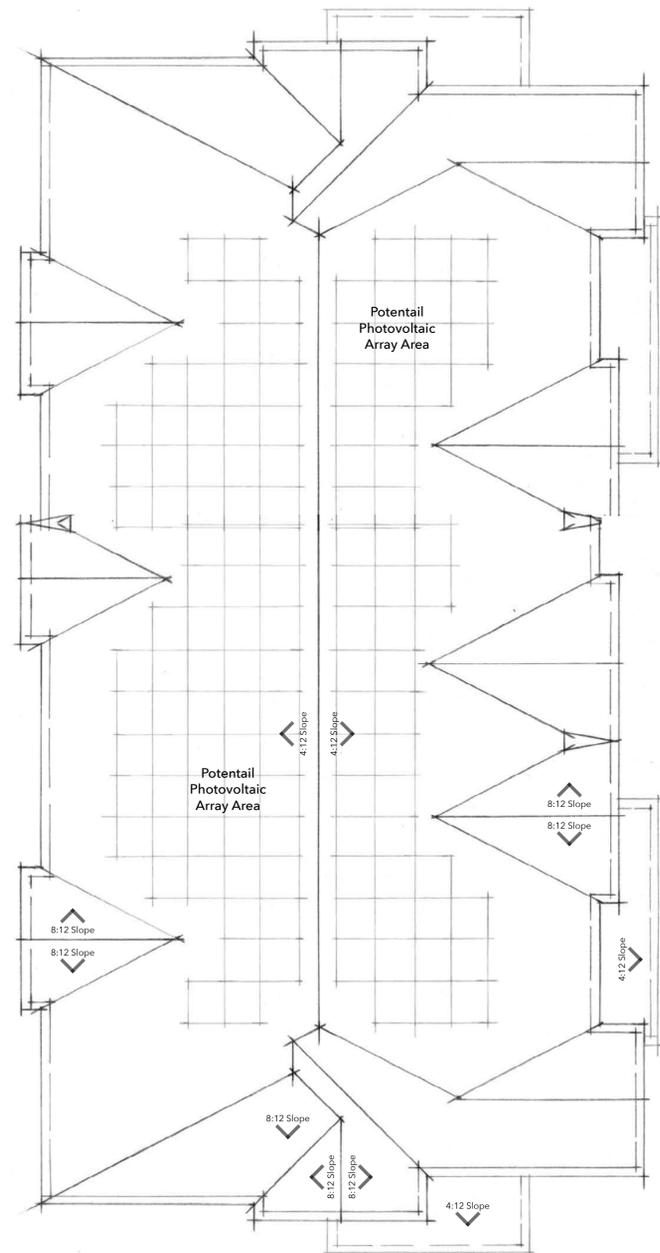


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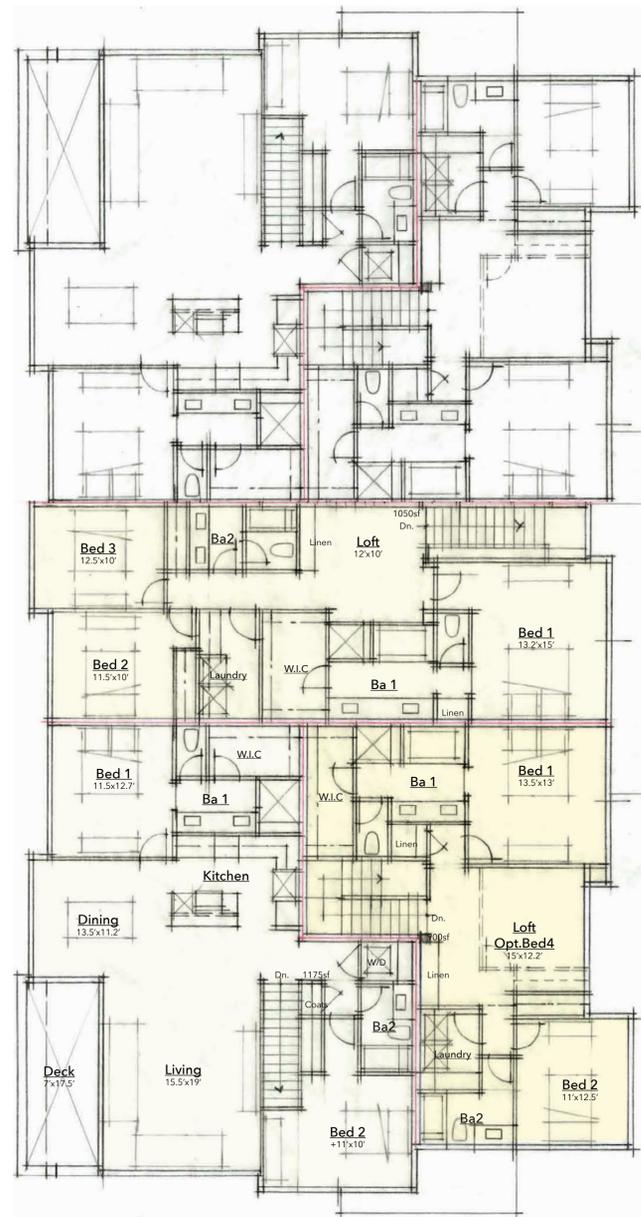


3rd
 CITY SUBMITTAL
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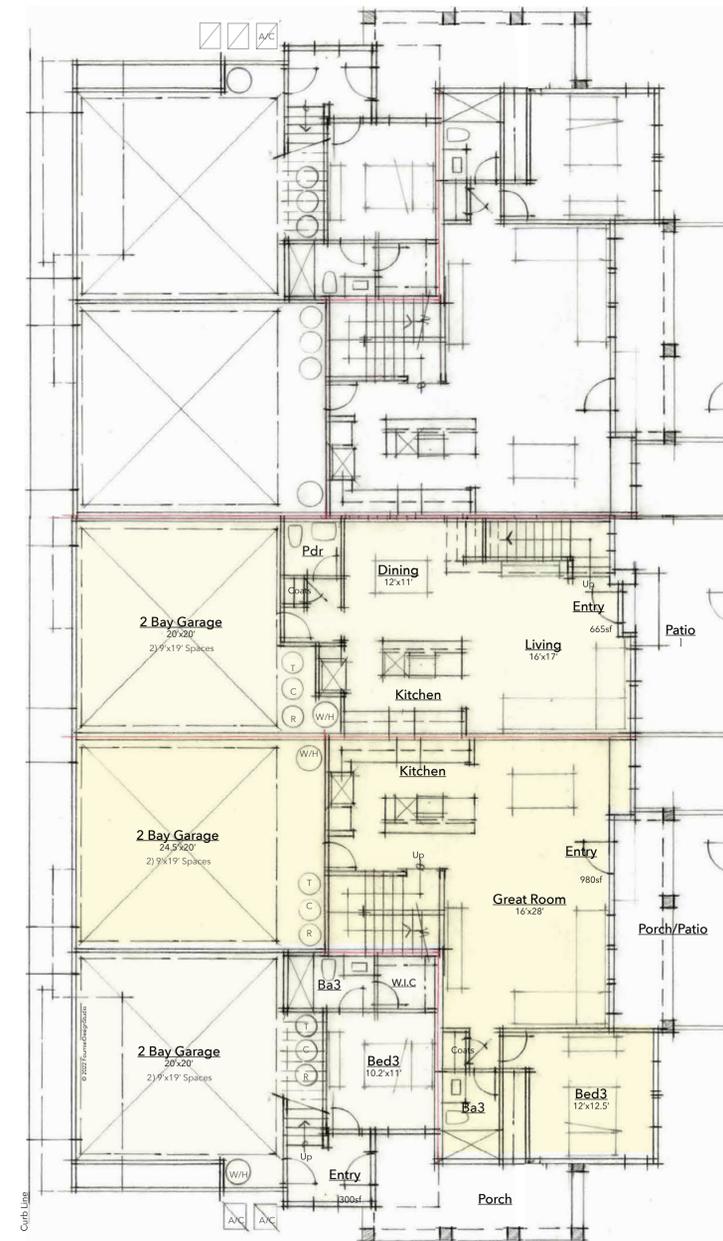
A-4.1



ROOF PLAN



2nd FLOOR

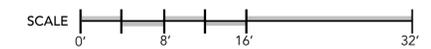


Plan 1
1,475sf Living
120sf Deck
2Bay Garage
3Bed/3Ba
1st FLOOR ~ GROUND LEVEL

Plan 3

Plan 2
1,715sf Living
210sf Patio
2Bay Garage
3Bed/2.5Ba
Loft
ADA Adaptable

Plan 3
1,880sf Living
220sf Patio
2Bay Garage
3Bed/3Ba
Loft~Opt.Bed4



Conceptual Floor & Roof Plans ~ Building Type 500

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA



City Ventures



3rd
CITY SUBMITTAL
August 22, 2022

A-5



RIGHT SIDE ELEVATION



REAR ELEVATION

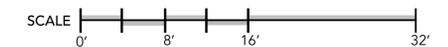


LEFT SIDE ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS LIST**
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting



Conceptual Elevations ~ Building Type 500

BRITTAİN LANE

851 Brittain Lane
 Santa Rosa, CA

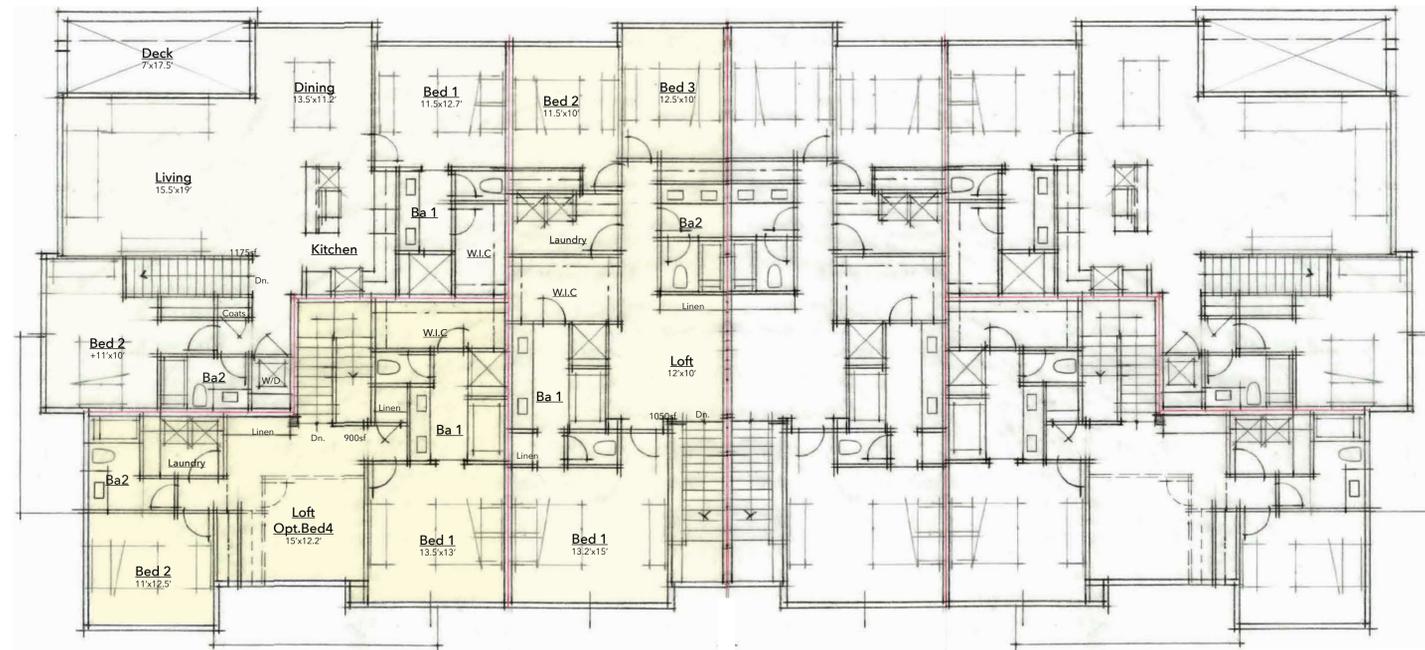


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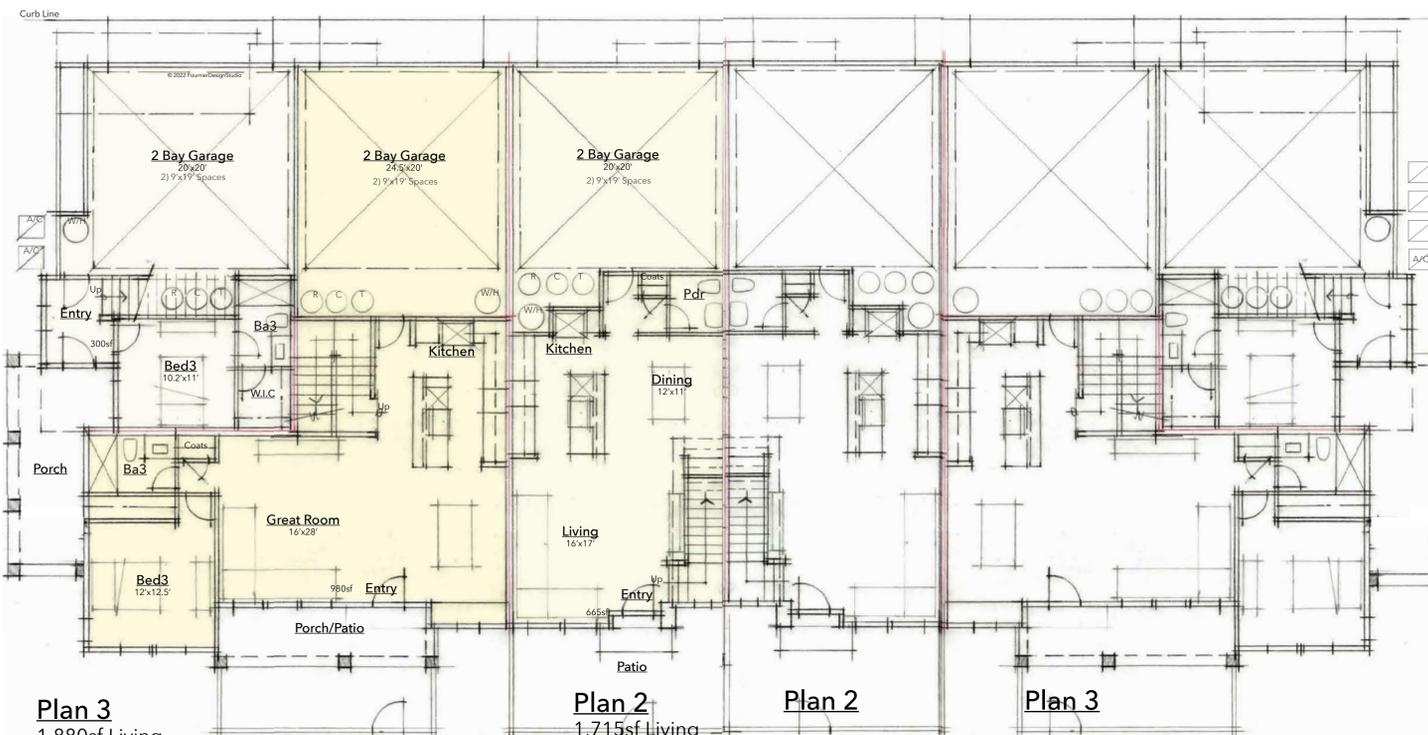


3rd
 CITY SUBMITTAL
 August 22, 2022

A-5.1



2nd FLOOR



Plan 1
1,475sf Living
120sf Deck
2Bay Garage
3Bed/3Ba

Plan 1

Plan 3
1,880sf Living
220sf Patio
2Bay Garage
3Bed/3Ba
Loft~Opt.Bed4

Plan 2
1,715sf Living
210sf Patio
2Bay Garage
3Bed/2.5Ba
Loft
ADA Adaptable

Plan 2

Plan 3

1st FLOOR ~ GROUND LEVEL



Conceptual Floor Plans ~ Building Type 600

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA

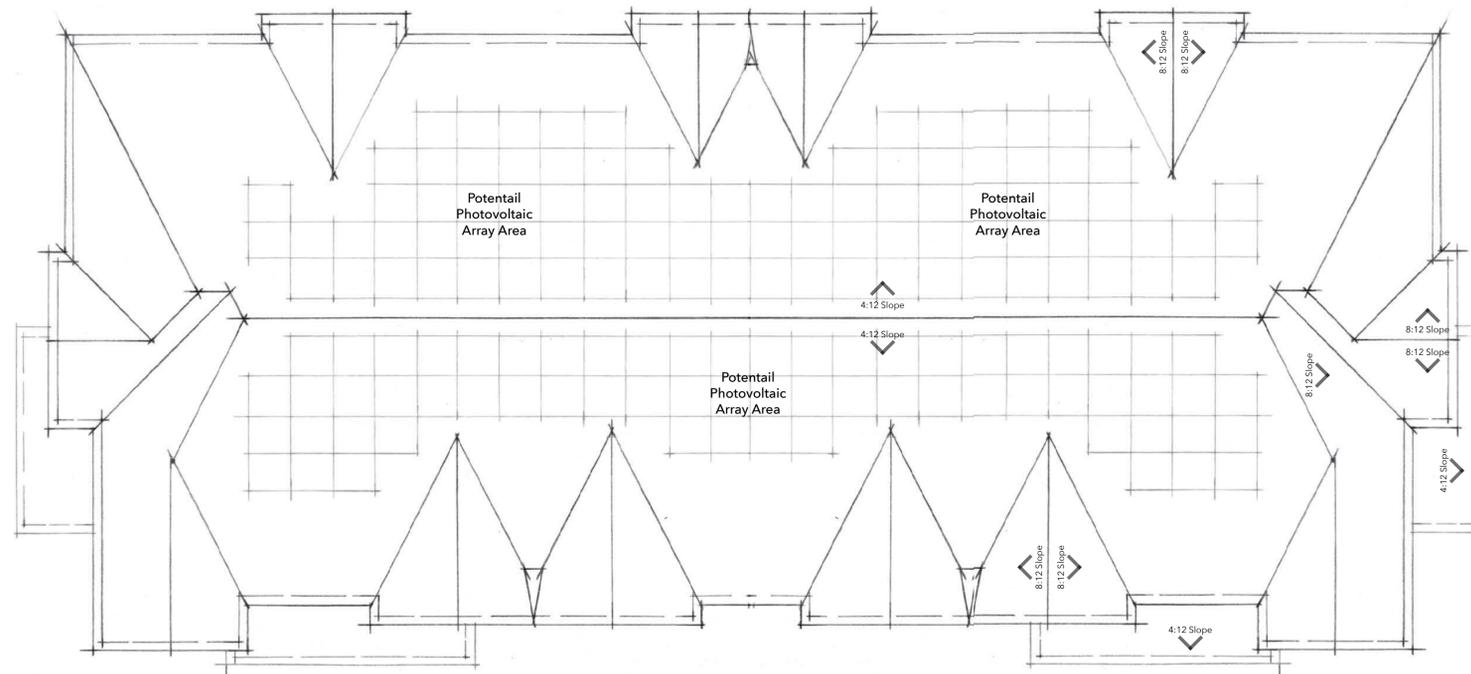


City Ventures

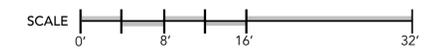


3rd
CITY SUBMITTAL
August 22, 2022

A-6



ROOF PLAN



Conceptual Roof Plan ~ Building Type 600

BRITTAİN LANE

851 Brittain Lane
Santa Rosa, CA



City Ventures



3rd CITY SUBMITTAL August 22, 2022	A-6.1
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RIGHT SIDE ELEVATION



REAR ELEVATION

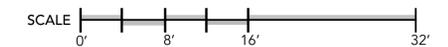


LEFT SIDE ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS LIST**
- Composition Shingle Roofing
 - Wood Fascia
 - Cementous Shingle Style Siding
 - Cementous Trim Boards
 - Stucco
 - Vinyl Windows
 - Metal Vine Trellis
 - Architectural Lighting



Conceptual Elevations ~ Building Type 600

BRITTAİN LANE

851 Brittain Lane
Santa Rosa, CA

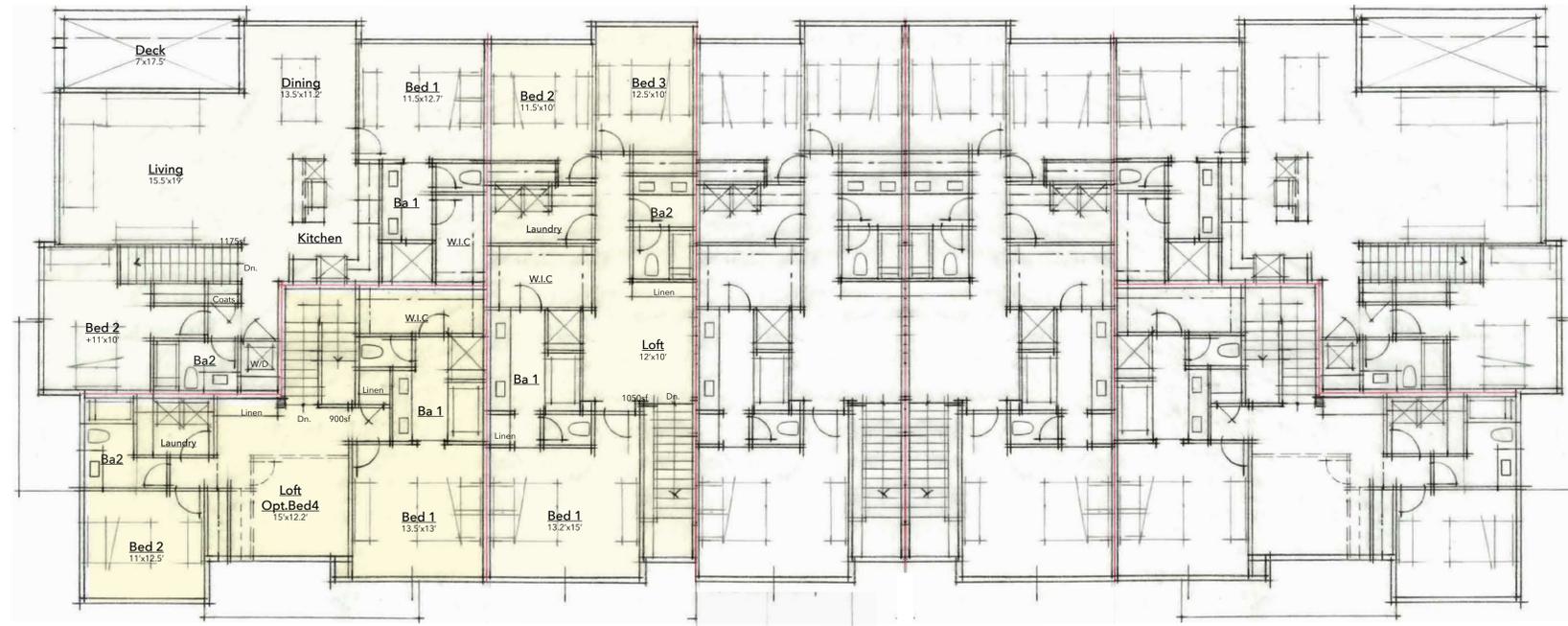


City Ventures

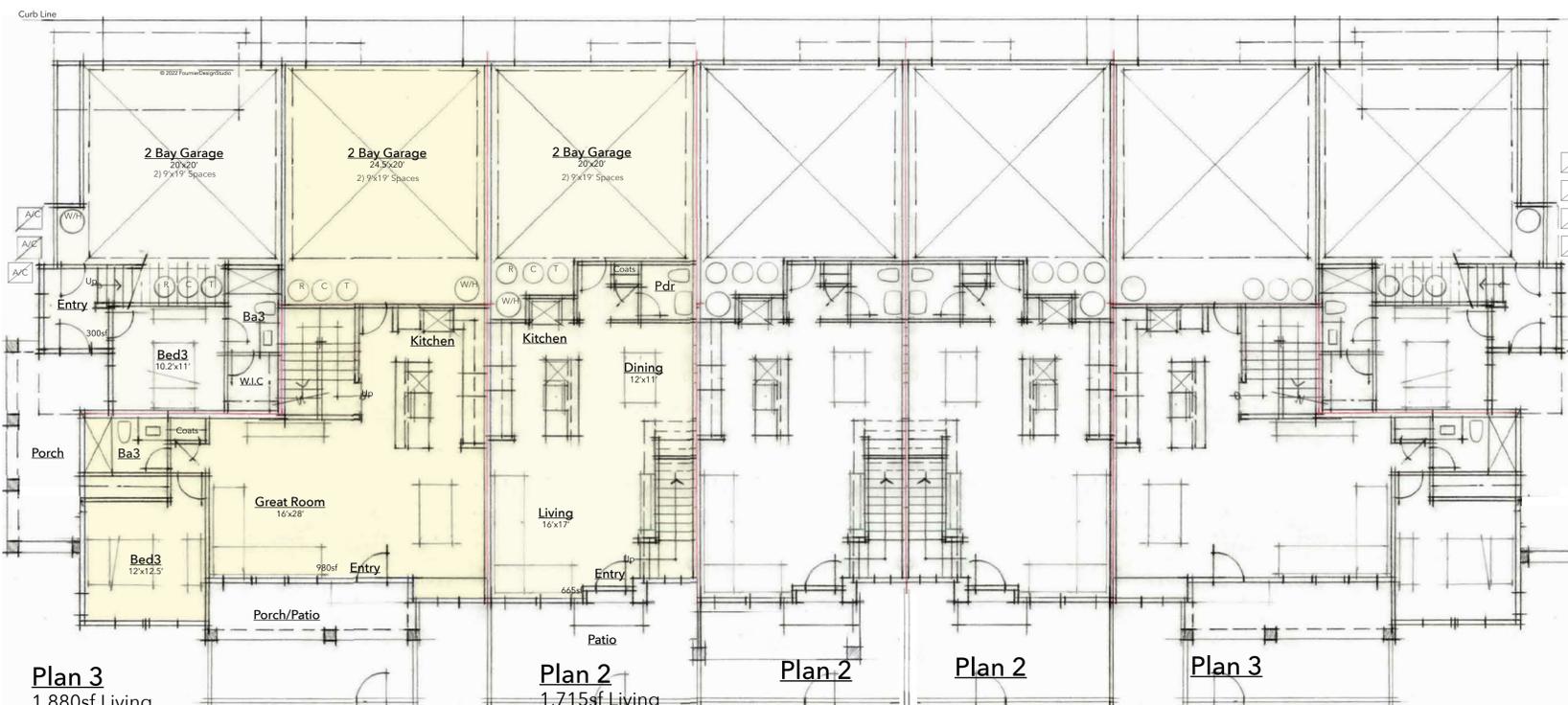


3rd
CITY SUBMITTAL
August 22, 2022

A-6.2



2nd FLOOR



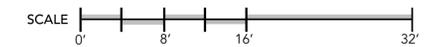
Plan 1

1st FLOOR ~ GROUND LEVEL

Plan 1
 1,475sf Living
 120sf Deck
 2Bay Garage
 3Bed/3Ba

Plan 3
 1,880sf Living
 220sf Patio
 2Bay Garage
 3Bed/3Ba
 Loft~Opt.Bed4

Plan 2
 1,715sf Living
 210sf Patio
 2Bay Garage
 3Bed/2.5Ba
 Loft
 ADA Adaptable



Conceptual Floor Plans ~ Building Type 700

BRITTAINE LANE

851 Brittain Lane
 Santa Rosa, CA

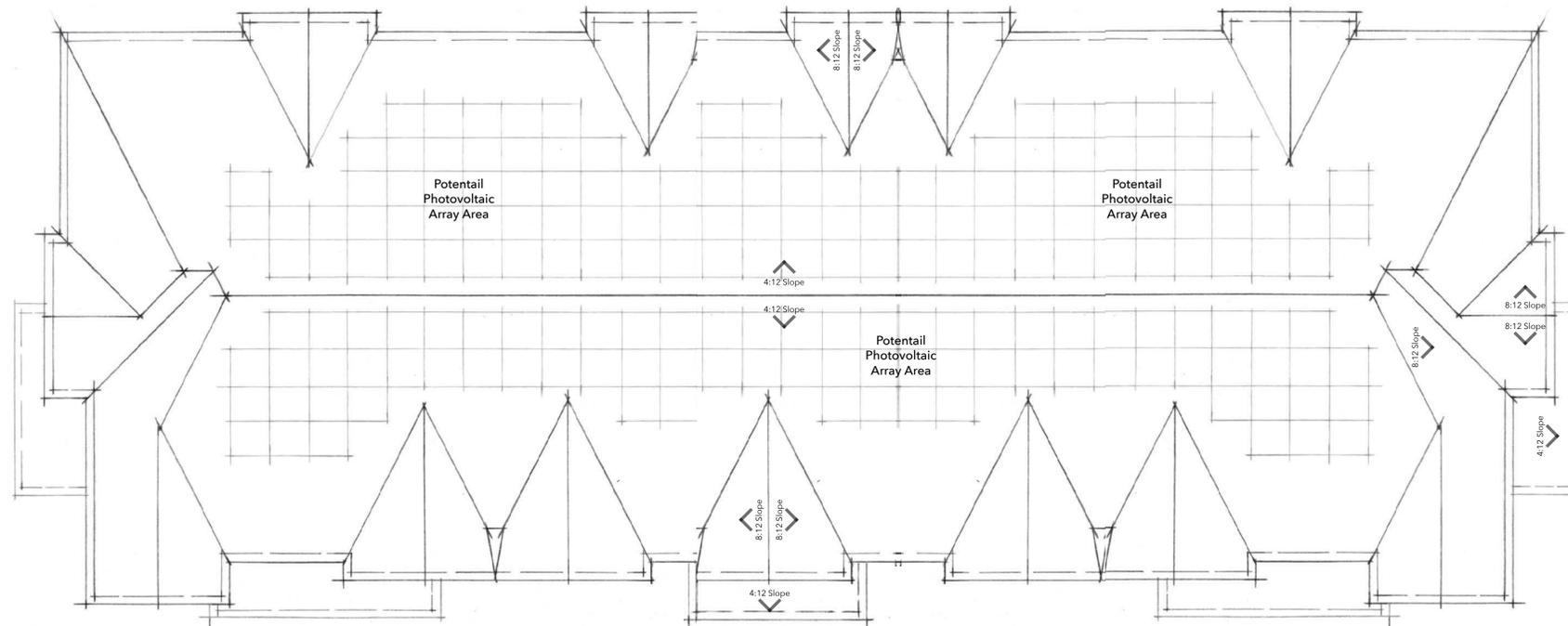


City Ventures

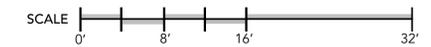


3rd
 CITY SUBMITTAL
 August 22, 2022

A-7



ROOF PLAN



Conceptual Roof Plan ~ Building Type 700

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA



City Ventures



3rd CITY SUBMITTAL August 22, 2022	A-7.1
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RIGHT SIDE ELEVATION



REAR ELEVATION

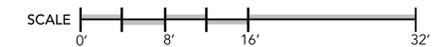


LEFT SIDE ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS LIST**
- Composition Shingle Roofing
 - Wood Fascia
 - Cementous Shingle Style Siding
 - Cementous Trim Boards
 - Stucco
 - Vinyl Windows
 - Metal Vine Trellis
 - Architectural Lighting



Conceptual Elevations ~ Building Type 700

BRITTAİN LANE

851 Brittain Lane
Santa Rosa, CA

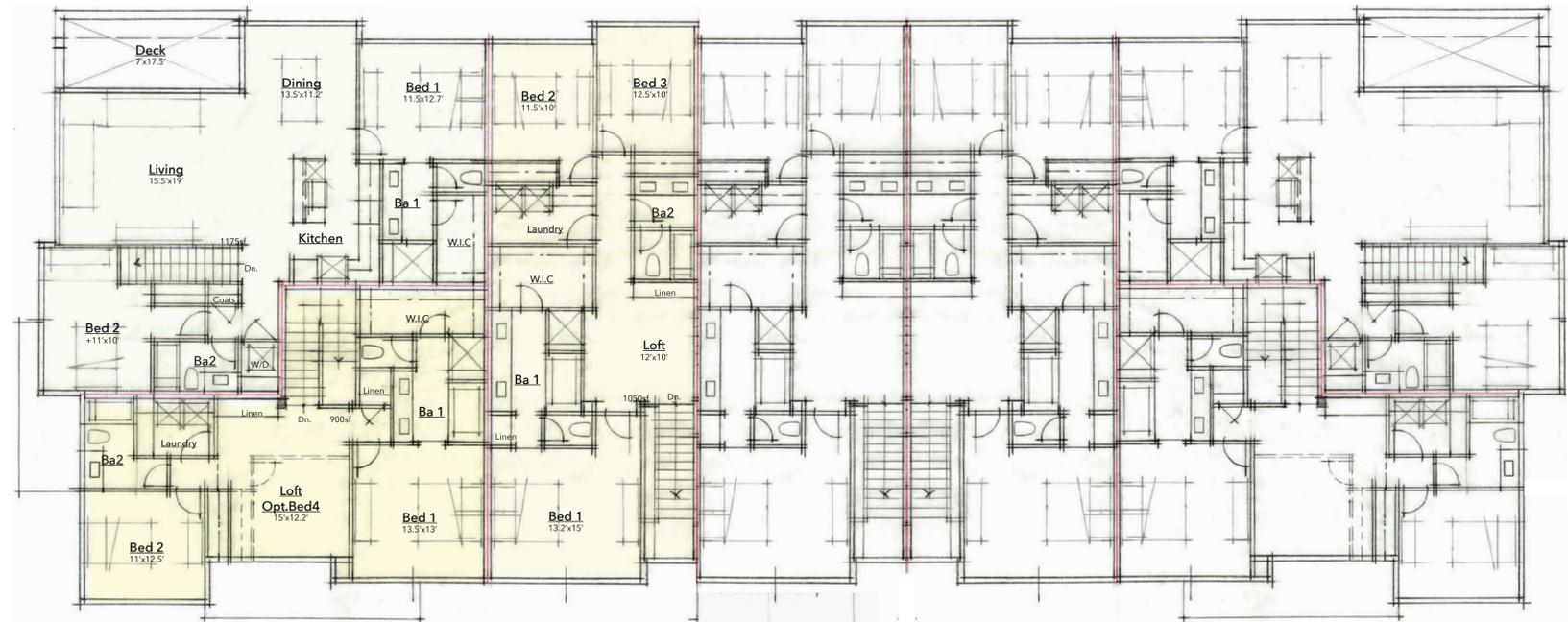


City Ventures

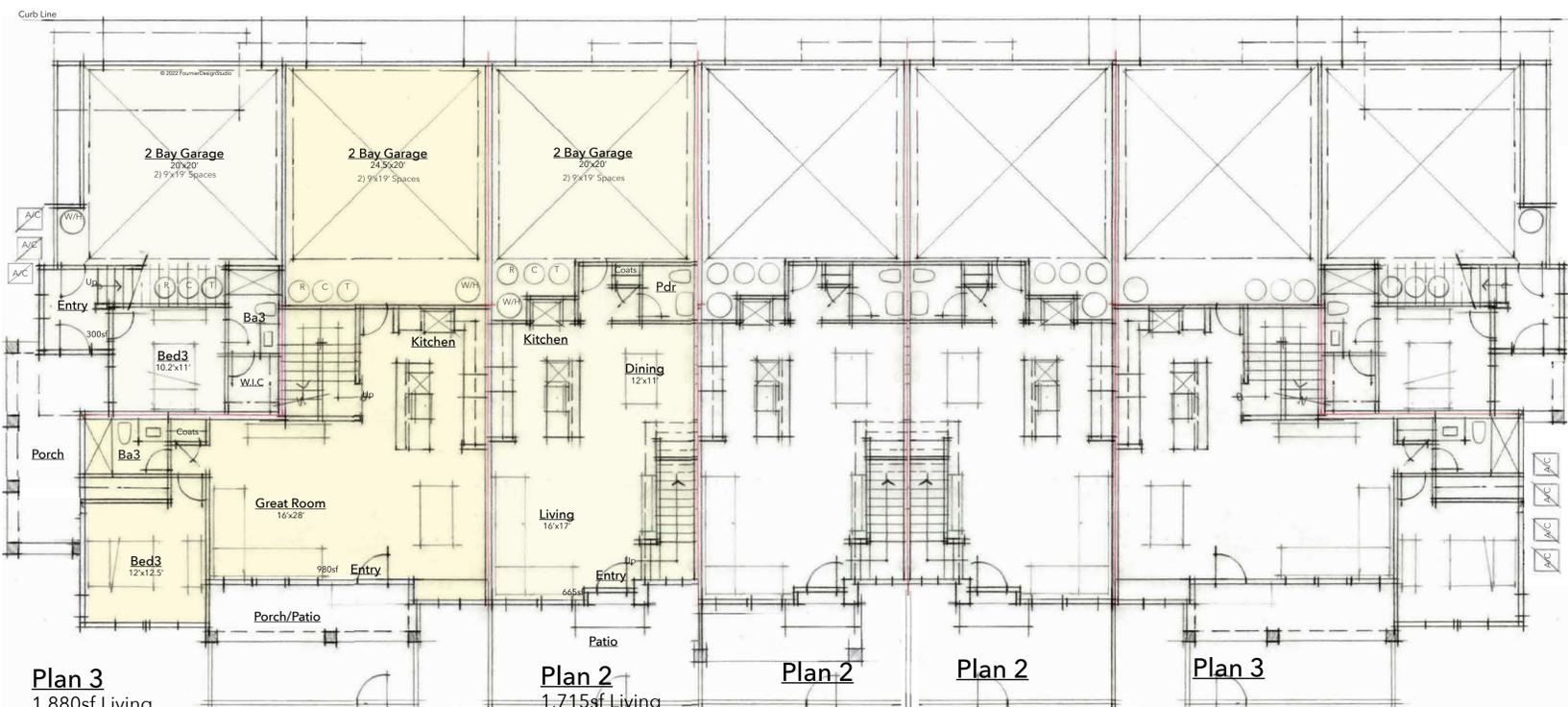


3rd
CITY SUBMITTAL
August 22, 2022

A-7.2



2nd FLOOR



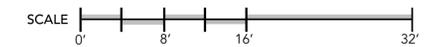
Plan 1

1st FLOOR ~ GROUND LEVEL

Plan 1
 1,475sf Living
 120sf Deck
 2Bay Garage
 3Bed/3Ba

Plan 3
 1,880sf Living
 220sf Patio
 2Bay Garage
 3Bed/3Ba
 Loft~Opt.Bed4

Plan 2
 1,715sf Living
 210sf Patio
 2Bay Garage
 3Bed/2.5Ba
 Loft
 ADA Adaptable



Conceptual Floor Plans ~ Building Type 701

BRITTAINE LANE

851 Brittain Lane
 Santa Rosa, CA

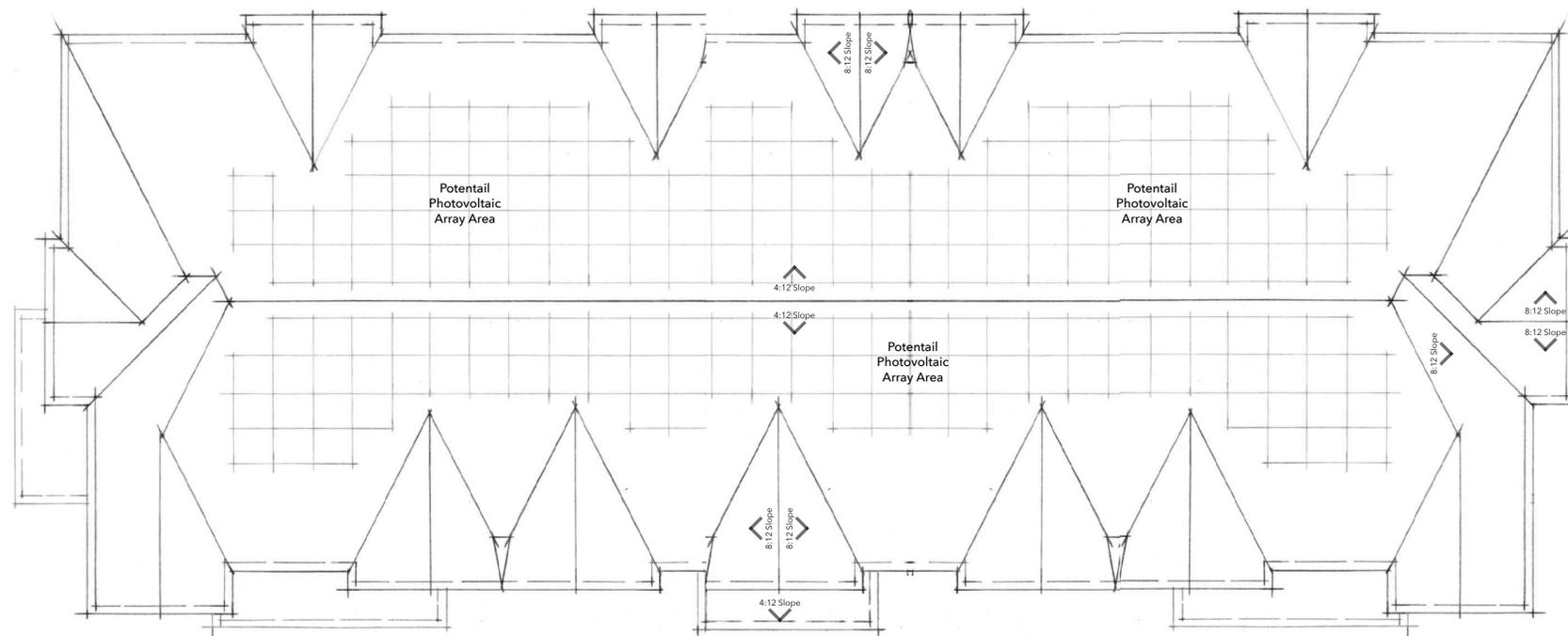


City Ventures

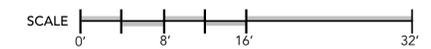


3rd
 CITY SUBMITTAL
 August 22, 2022

A-8



ROOF PLAN



Conceptual Roof Plan ~ Building Type 701

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA



City Ventures



3rd CITY SUBMITTAL August 22, 2022	A-8.1
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RIGHT SIDE ELEVATION



REAR ELEVATION

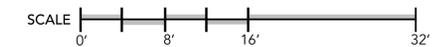


LEFT SIDE ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS LIST**
- Composition Shingle Roofing
 - Wood Fascia
 - Cementous Shingle Style Siding
 - Cementous Trim Boards
 - Stucco
 - Vinyl Windows
 - Metal Vine Trellis
 - Architectural Lighting



Conceptual Elevations ~ Building Type 701

BRITTAİN LANE

851 Brittain Lane
Santa Rosa, CA

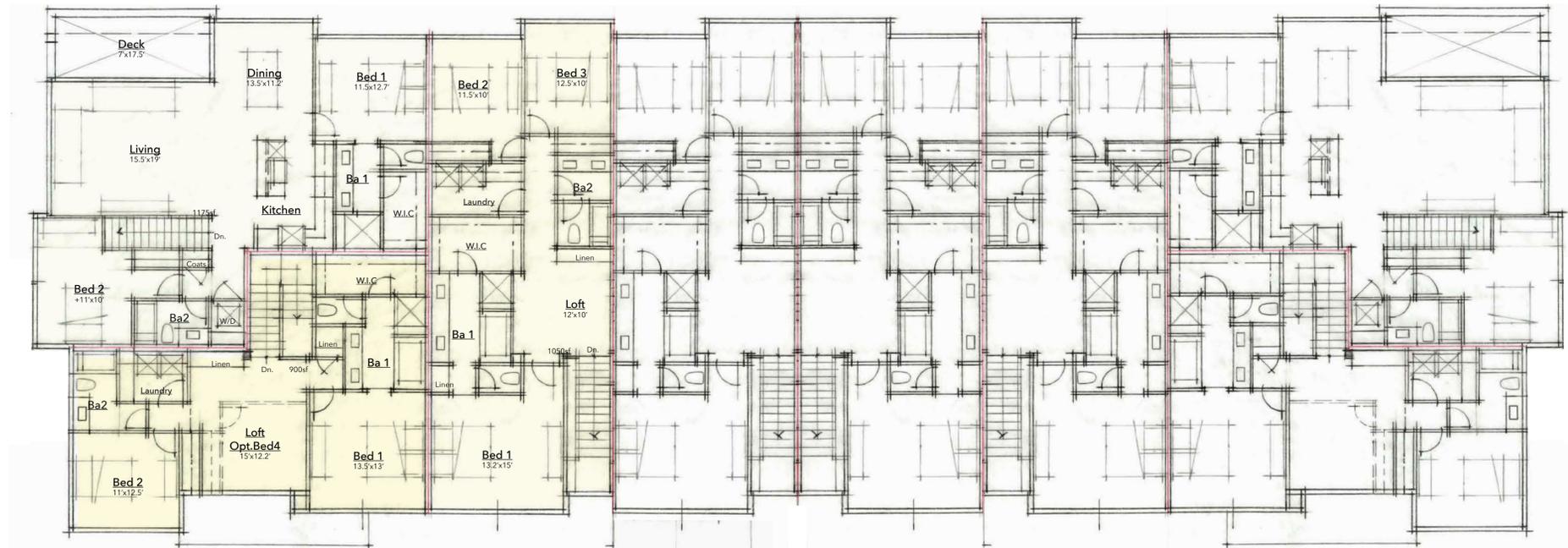


City Ventures

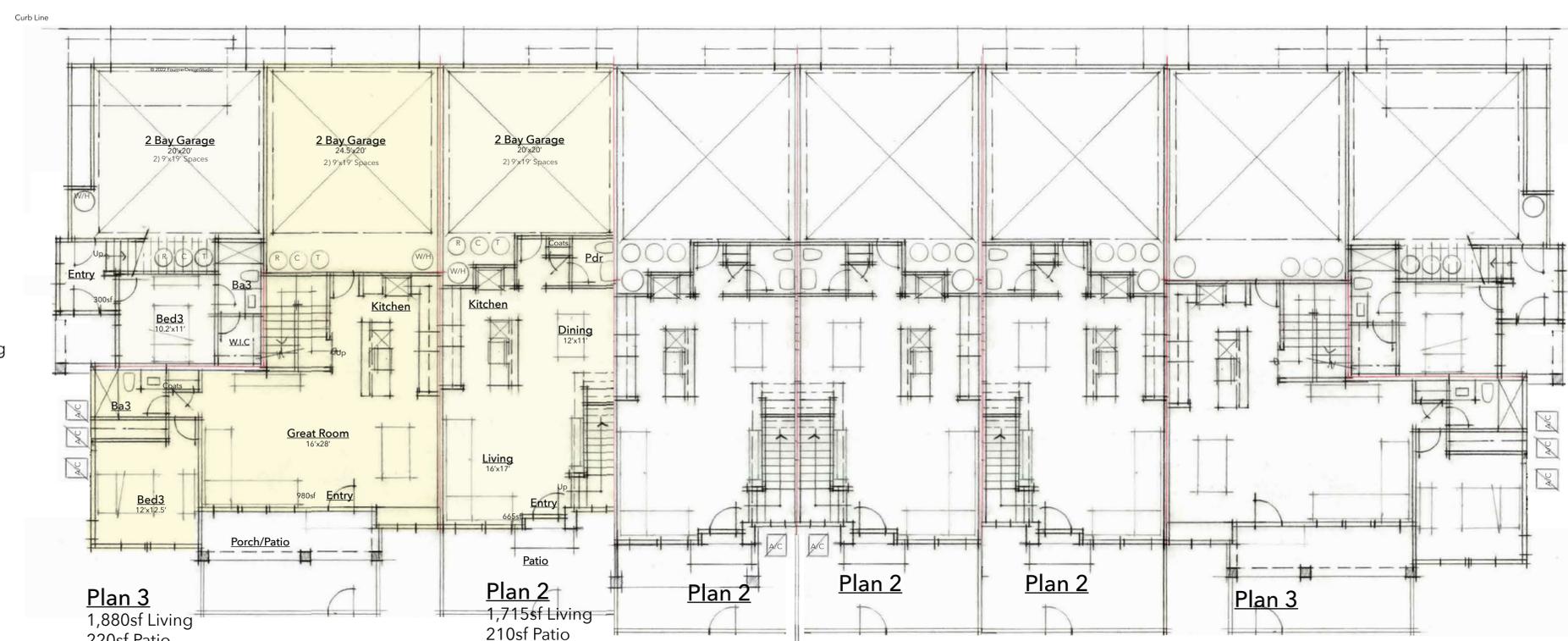


3rd
CITY SUBMITTAL
August 22, 2022

A-8.2



2nd FLOOR



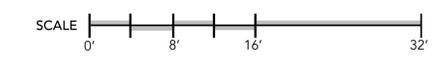
Plan 1
1,475sf Living
120sf Deck
2Bay Garage
3Bed/3Ba

Plan 3
1,880sf Living
220sf Patio
2Bay Garage
3Bed/3Ba
Loft~Opt.Bed4

Plan 2
1,715sf Living
210sf Patio
2Bay Garage
3Bed/2.5Ba
Loft
ADA Adaptable

Plan 1

1st FLOOR ~ GROUND LEVEL

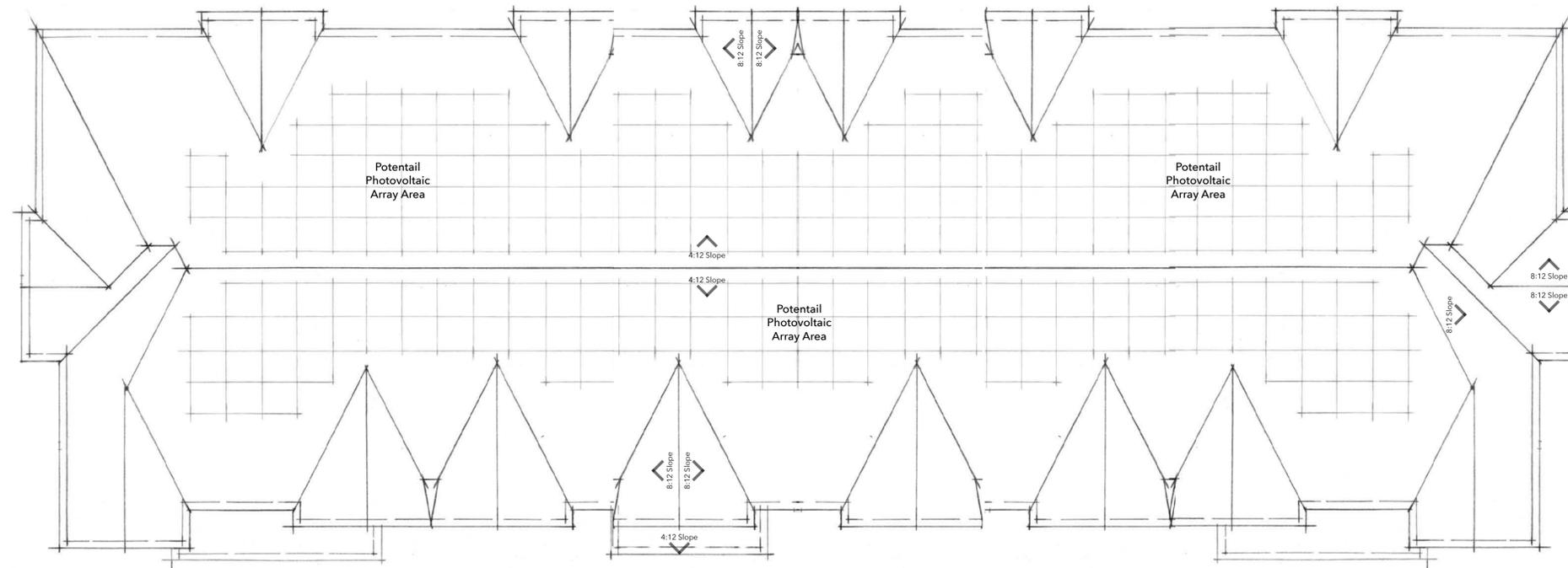


Conceptual Floor Plans ~ Building Type 800

BRITTAINE LANE
851 Brittain Lane
Santa Rosa, CA



3rd CITY SUBMITTAL August 22, 2022	A-9
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ROOF PLAN



Conceptual Roof Plan ~ Building Type 800

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA



City Ventures

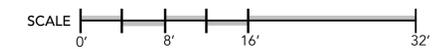


3rd CITY SUBMITTAL August 22, 2022	A-9.1
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FRONT ELEVATION

- EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting



Conceptual Front Elevation ~ Building Type 800

BRITAIN LANE

851 Britain Lane
 Santa Rosa, CA



City Ventures



3rd
 CITY SUBMITTAL
 August 22, 2022

A-9.2



RIGHT SIDE ELEVATION

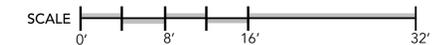


LEFT SIDE ELEVATION



REAR ELEVATION

- EXTERIOR MATERIALS LIST
- Composition Shingle Roofing
 - Wood Fascia
 - Cementous Shingle Style Siding
 - Cementous Trim Boards
 - Stucco
 - Vinyl Windows
 - Metal Vine Trellis
 - Architectural Lighting



Conceptual Elevations ~ Building Type 800

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA



City Ventures



3rd
CITY SUBMITTAL
August 22, 2022

A-9.3



Cementous Trim Gable Detail
Composition Shingle Roofing



Cementous Shingle Style Siding & Trim Boards
Vinyl Windows



Cementous Shingle Style Siding
Stucco Base



Cementous Board Porch Column Detail



Architectural Address Numbers



Conceptual Materials & Details

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA

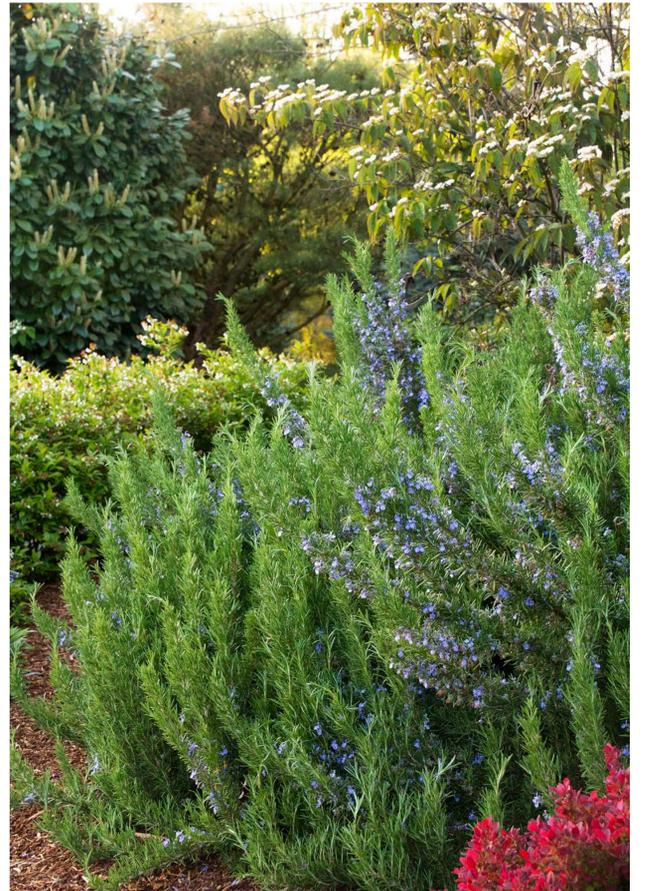


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3rd
CITY SUBMITTAL
August 22, 2022

A-10



ALL ITEMS ARE CONCEPTUAL. FINAL SELECTION WILL BE SIMILAR IN NATURE.

Conceptual Site Imagery

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA



City Ventures



3rd
CITY SUBMITTAL
August 22, 2022

L-1

CONCEPTUAL PLANT PALETTE

TREES

SCIENTIFIC NAME

Acer spp.
 Arbutus 'Marina'
 Betula pedula 'Dalecaslica'
 Betula utilis var. jacquemontii
 Callistemon citrinus
 Cercis canadensis
 Cercis occidentalis
 Cinnamomum camphor
 Cornus florida 'Rubra'
 Fraxinus spp.
 Ginkgo biloba 'Goldspine'
 Gleditsia triacanthos 'Moraine'
 Gleditsia triacanthos 'Rubylace'
 Koelreuteria bipinnata
 Koelreuteria paniculata
 Lagerstroemia indica
 Laurus nobilis
 Magnolia spp.
 Olea spp.
 Pinus spp.
 Pistachia chinensis
 Platanus racemosa
 Prunus cerasifera
 Punica granatum
 Pyrus calleryana 'Bradford'
 Pyrus kawakamii
 Quercus spp.
 Tristania conferta
 Ulmus spp.
 Zelkova serrata

COMMON NAME

Maple
 Marina Strawberry Tree
 Cutleaf Weeping Birch
 Himalayan Birch
 Lemon Bottle Brush
 Eastern Rosebud
 Western Redbud
 Camphor Tree
 Pink Flowering Dogwood
 Ash
 Autumn Gold Maidenhair Tree
 Moraine Honeylocust
 Red Honey Locust
 Chinese Flame Tree
 Golden Rain Tree
 Crape Myrtle
 Bay Laurel
 Magnolia spp.
 Olive
 Pine
 Chinese Pistache
 Sycamore
 Flowering Plum*
 Pomegranate
 Callery Pear
 Evergreen Pear
 Oak
 Brisbane Box
 Elm
 Japanese Zelkova

SHRUBS, GRASSES, & GROUND COVER

SCIENTIFIC NAME

Agapanthus spp.
 Agave spp.
 Arctostaphylos spp.
 Buxus japonica 'Green Beauty'
 Camellia spp.
 Carex glauca
 Carex tumulicola
 Ceanothus spp.
 Cistus salviifolius 'Prostratus'
 Cistus 'Sunset'
 Cornus sericea
 Cornus sericea ssp. Occidentalis
 Cotoneaster dammeri 'Lowfast'
 Crassula spp.
 Dianella spp.
 Dietes bicolor
 Euonymus spp.
 Festuca mairei
 Grevillea spp.
 Helictotrichon sempervirens 'Sapphire'
 Hemerocallis spp.
 Heteromeles arbutifolia
 Ilex spp.
 Iris douglasiana
 Juncus patens
 Lantana montevidensis
 Lavandula spp.
 Lavatera sp.
 Leymus condensatus 'Canyon Prince'
 Leymus glaucus
 Ligustrum japonicum 'Texanum'
 Lomandra sp.
 Lonicera spp.
 Mimulus sp.
 Muhlenbergia spp.
 Myoporum p. 'Putah Creek'
 Olea europaea 'Little Ollie'
 Phormium spp.

COMMON NAME

Lily of the Nile
 Agave
 Manzanita
 Green Beauty Japanese Boxwood
 Camellia
 Blue Sedge
 Foothill Sedge
 Wild Lilac
 Sageleaf Rockrose
 Magenta Rockrose
 Creek Dogwood
 Western Dogwood
 Bearberry Cotoneaster
 Crassula
 Flax Lily
 Fortnight Lily
 Euonymus
 Atlas Fescue
 Grevillea
 Sapphire Blue Oat Grass
 Daylily
 Toyon
 Holly
 Douglas' Iris
 California Gray Rush
 Trailing Lantana
 Lavender
 Tree Mallow
 Canyon Prince Wild Rye
 Creeping Wildrye
 Waxleaf Privet
 Dwarf Mat Rush
 Honeysuckle
 Monkey Flower
 Deer Grass
 Creeping Myoporum
 Little Ollie Dwarf Olive
 New Zealand Flax

SHRUBS, GRASSES, AND GROUND COVER

SCIENTIFIC NAME

Pittosporum spp.
 Podocarpus elongatus 'Icee Blue'
 Polystichum sp.
 Prunus caroliniana 'Bright n Tight'
 Rhampholepis sp.
 Rosa spp.
 Rosmarinus officinalis
 Salvia spp.
 Sedum spp.
 Trachelospermum jasminoides
 Westringia sp.
 Turf Grass

COMMON NAME

Pittosporum
 Icee Blue Yellow-wood
 Fern
 Bright N Tight Carolina Laurel
 Indian Hawthorn
 Rose
 Rosemary
 Sage
 Stonecrop
 Star Jasmine
 Coast Rosemary

VINE AND ESPALIER

SCIENTIFIC NAME

Distictis buccinatoria
 Eriobotrya ssp.
 Ficus pumila
 Rosa banksiae
 Trachelospermum jasminoides
 Vitis 'Rogers Red'

COMMON NAME

Scarlet Trumpet Vine
 Loquat
 Creeping Fig
 Lady Banks' Rose
 Star Jasmine
 Roger's Red Grape

ALL PLANT SELECTIONS ARE CONCEPTUAL. FINAL PLANT SELECTIONS WILL OCCUR DURING THE CONSTRUCTION DOCUMENT PHASE AND WILL BE SIMILAR OR EQUAL.



Conceptual Plant Palette

BRITTAIN LANE

851 Brittain Lane
 Santa Rosa, CA



City Ventures



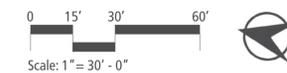
3rd
 CITY SUBMITTAL
 August 22, 2022

L-2



LEGEND

- | | | |
|-----------------------------|--|---|
| 1 Existing trees | 7 Planting pocket with vine at garages | 13 Game lawn (Cornhole) |
| 2 Seating area | 8 Kids play area | 14 Perimeter fence 'A' - 8'H with lattice top |
| 3 Barbecue area with tables | 9 Meandering walk | 15 Perimeter fence 'B' - 6'H solid |
| 4 Private patios | 10 Pocket park | 16 Transformer |
| 5 Private yard space | 11 Bioretention basins | 17 Hydromod vault with open bottom |
| 6 Lounge seating area | 12 Bicycle parking | 18 Pervious pavers (See Civil sheets) |



Conceptual Landscape Plan

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA



TARRAR
UTILITY CONSULTANTS

VERO
consultants
Planning | Engineering | Land Entitlement

c2
Collaborative

FDS
FOURNIER DESIGN STUDIO

3rd
CITY SUBMITTAL
August 22, 2022

L-3

Alcott Area Light

Product Data Sheet



Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Height, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AC Alcott	048L3 (48 LED, Type 3)	035F (350 mA)	40K (4000K)	UV1 (100-277VAC)	12 (144in)
	35K (3500K)		14 (168in)		
	30K (3000K)		16 (192in)		

EXAMPLE: AC – 048L3 – 035F – 35K – UV1 – 12 – Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Warranty

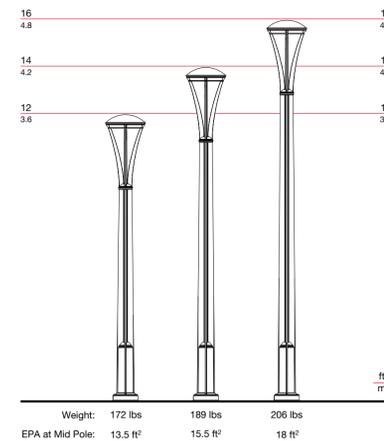
LED lighting products are warranted for six years.

Other

UL Listed, CE, RoHS Compliant, Dark-Sky Approved, US Patent Pending



Alcott is designed by Robert A.M. Stern Architects



Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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CONCEPTUAL POLE LIGHT [OR EQUAL]

SCALE: NTS

Hawthorne Path Light

Product Data Sheet



Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
HW Hawthorne	006L4 (6 LED, Type 4)	035F	40K (4000K)	UV1 (120-277VAC)	SM (Surface Mount)
	35K (3500K)				
	30K (3000K)				

EXAMPLE: HW – 006L4 – 035F – 35K – UV1 – SM – Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Warranty

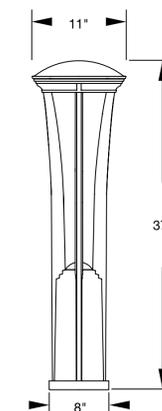
LED lighting products are warranted for six years.

Other

UL Listed, CE, RoHS Compliant, Dark-Sky Approved, US Patent Pending



Hawthorne is designed by Robert A.M. Stern Architects



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CONCEPTUAL BOLLARD LIGHT [OR EQUAL]

SCALE: NTS

Conceptual Landscape Lighting

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA



3rd
CITY SUBMITTAL
August 22, 2022

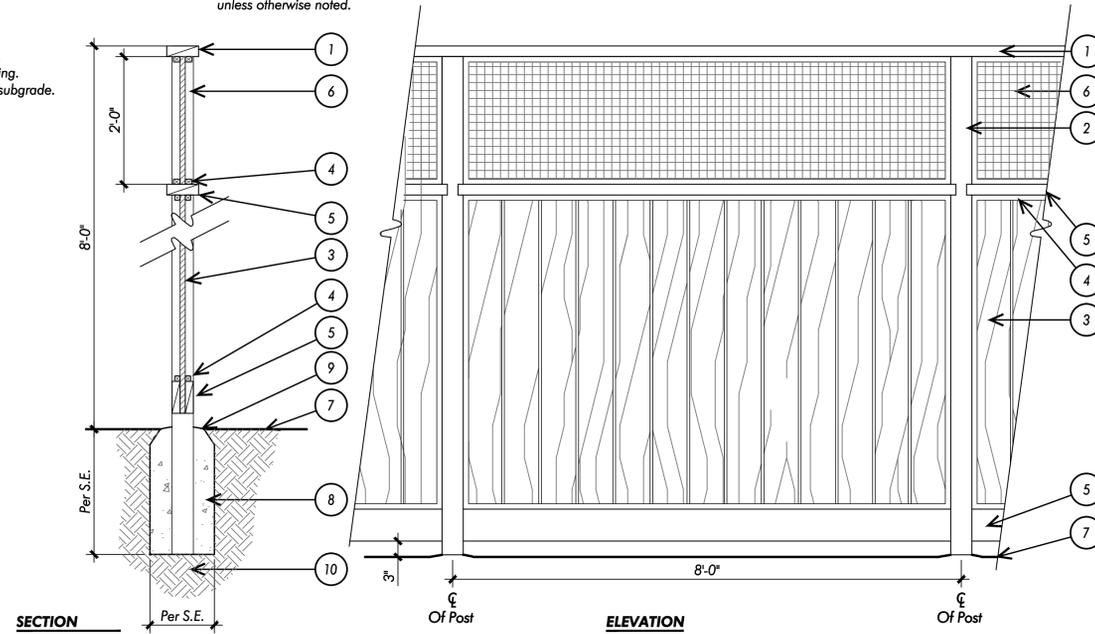
L-4

LEGEND

1. 2" x 6" cap.
2. 4" x 4" post.
3. 1" x 6" fence boards.
4. 1" x 1" blocking.
5. 2" x 6" rail.
6. 1 1/2" x 1 1/2" lattice.
7. Finish grade.
8. Concrete footing.
9. Slope top of footing.
10. 90% compacted subgrade.

NOTES

- A. Refer to Construction Schedule for type, color, and finish.
- B. All fasteners shall be hot dipped galvanized.
- C. All wood shall be construction grade redwood unless otherwise noted.



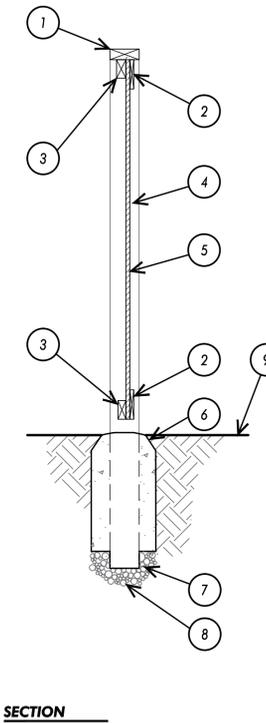
CONCEPTUAL PERIMETER FENCE 'A' - 8'-0" H
SCALE: NTS

LEGEND

1. 2" x 6" cap.
2. 1" x 4" top & bottom frame.
3. 2" x 4" top & bottom rails.
4. 4" x 6" post.
5. 1" x 6" boards.
6. Concrete footing. Slope top to drain.
7. 3/8" clean gravel sub-base.
8. 90% compacted subgrade.
9. Finish grade.

NOTES

- A. Refer to Construction Schedule on Sheet LC-0.01 for type, color and finish.
- B. All wood to be S4S Douglas Fir, posts to be Pressure Treated.
- C. Galvanized finishing nails / screws for all connections.
- D. Countersink, plug and / or putty all screws and nails.



CONCEPTUAL PERIMETER FENCE 'B' - 6'-0" H
SCALE: NTS

Conceptual Fence Detail

BRITTAİN LANE

851 Brittain Lane
Santa Rosa, CA

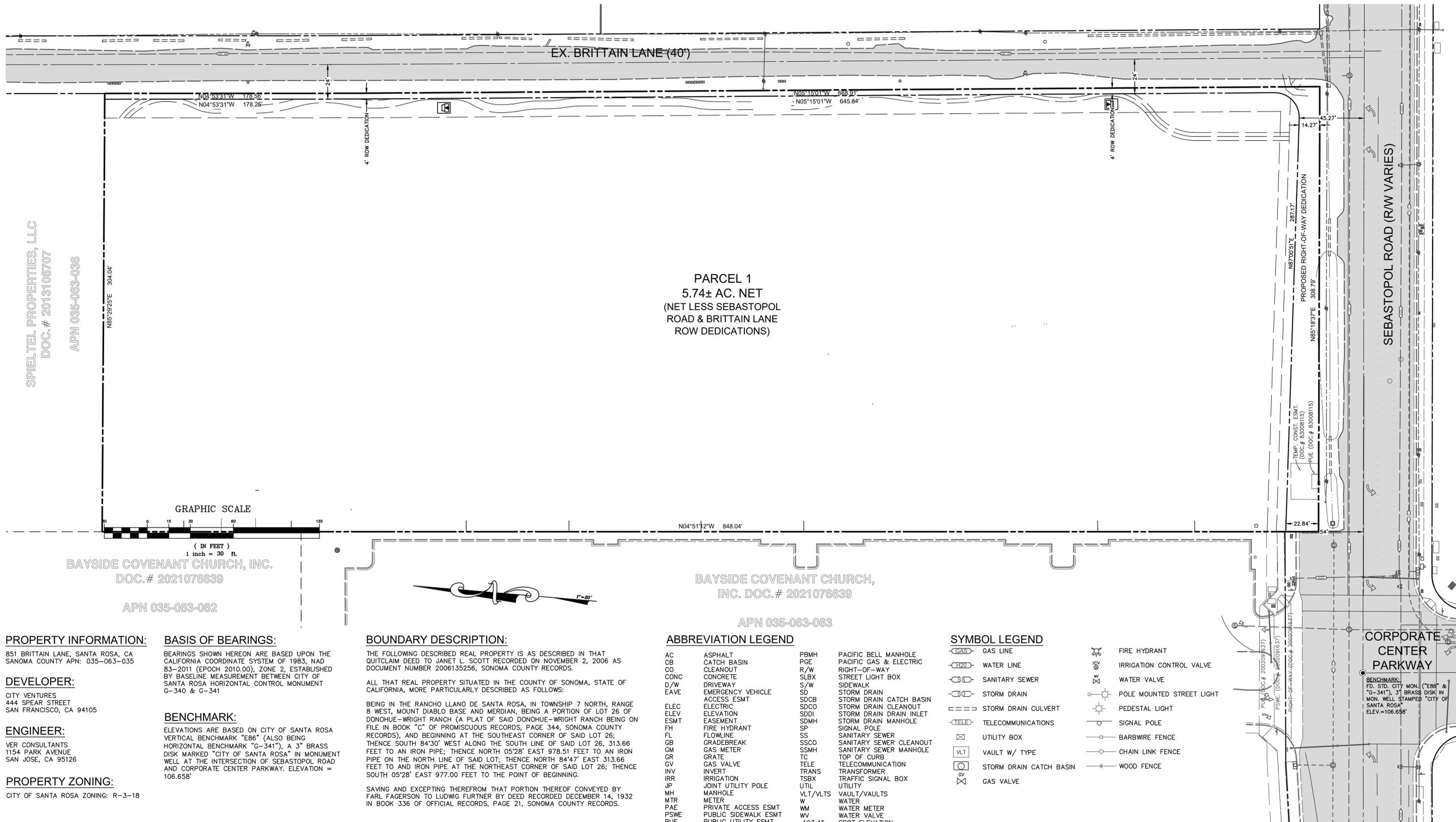


City Ventures



3rd
CITY SUBMITTAL
August 22, 2022

L-5



PROPERTY INFORMATION:
851 BRITTAINE LANE, SANTA ROSA, CA
SANOMA COUNTY APN: 035-063-035

DEVELOPER:
CITY VENTURES
444 SPEAR STREET
SAN FRANCISCO, CA 94105

ENGINEER:
VER CONSULTANTS
1154 PARK AVENUE
SAN JOSE, CA 95126

PROPERTY ZONING:
CITY OF SANTA ROSA ZONING: R-3-18

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, NAD 83-2011 (EPOCH 2010.00), ZONE 2, ESTABLISHED BY BASELINE MEASUREMENT BETWEEN CITY OF SANTA ROSA HORIZONTAL CONTROL MONUMENT G-340 & G-341

BENCHMARK:
ELEVATIONS ARE BASED ON CITY OF SANTA ROSA VERTICAL BENCHMARK "E86" (ALSO BEING HORIZONTAL BENCHMARK "G-341"), A 3" BRASS DISK MARKED "CITY OF SANTA ROSA" IN MONUMENT WELL AT THE INTERSECTION OF SEBASTOPOL ROAD AND CORPORATE CENTER PARKWAY. ELEVATION = 106.658'

BOUNDARY DESCRIPTION:
THE FOLLOWING DESCRIBED REAL PROPERTY IS AS DESCRIBED IN THAT QUITCLAIM DEED TO JANET L. SCOTT RECORDED ON NOVEMBER 2, 2006 AS DOCUMENT NUMBER 2006135256, SONOMA COUNTY RECORDS.

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING IN THE RANCHO LLANO DE SANTA ROSA, IN TOWNSHIP 7 NORTH, RANGE 8 WEST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF LOT 26 OF DONOHUE-WRIGHT RANCH (A PLAT OF SAID DONOHUE-WRIGHT RANCH BEING ON FILE IN BOOK "C" OF PROMISCUOUS RECORDS, PAGE 344, SONOMA COUNTY RECORDS), AND BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 26; THENCE SOUTH 84°30' WEST ALONG THE SOUTH LINE OF SAID LOT 26, 313.66 FEET TO AN IRON PIPE; THENCE NORTH 05°28' EAST 978.51 FEET TO AN IRON PIPE ON THE NORTH LINE OF SAID LOT; THENCE NORTH 84°47' EAST 313.66 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 26; THENCE SOUTH 05°28' EAST 977.00 FEET TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED BY FARL FAGERSON TO LUDWIG FURTNER BY DEED RECORDED DECEMBER 14, 1932 IN BOOK 336 OF OFFICIAL RECORDS, PAGE 21, SONOMA COUNTY RECORDS.

ABBREVIATION LEGEND

AC	ASPHALT	PBMH	PACIFIC BELL MANHOLE
CB	CATCH BASIN	PGE	PACIFIC GAS & ELECTRIC
CO	CLEANOUT	R/W	RIGHT-OF-WAY
CONC	CONCRETE	SLBX	STREET LIGHT BOX
D/W	DRIVEWAY	S/W	SIDEWALK
EAVE	EMERGENCY VEHICLE ACCESS ESMT	SD	STORM DRAIN
ELEC	ELECTRIC	SDCB	STORM DRAIN CATCH BASIN
ELEV	ELEVATION	SDCO	STORM DRAIN CLEANOUT
ESMT	EASEMENT	SDDI	STORM DRAIN INLET
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
FL	FLOWLINE	SP	SIGNAL POLE
GB	GRADEBREAK	SS	SANITARY SEWER
GM	GAS METER	SSCO	SANITARY SEWER CLEANOUT
GR	GRATE	SSMH	SANITARY SEWER MANHOLE
GV	GAS VALVE	TC	TOP OF CURB
INV	INVERT	TELE	TELECOMMUNICATION
IRR	IRRIGATION	TRANS	TRANSFORMER
JP	JOINT UTILITY POLE	TSBX	TRAFFIC SIGNAL BOX
MH	MANHOLE	UTIL	UTILITY
MTR	METER	VLT/VLTS	VAULT/VAULTS
PAE	PRIVATE ACCESS ESMT	W	WATER
PSWE	PUBLIC SIDEWALK ESMT	WM	WATER METER
PUE	PUBLIC UTILITY ESMT	WV	WATER VALVE
		x123.45	SPOT ELEVATION

SYMBOL LEGEND

	GAS LINE		FIRE HYDRANT
	WATER LINE		IRRIGATION CONTROL VALVE
	SANITARY SEWER		WATER VALVE
	STORM DRAIN		POLE MOUNTED STREET LIGHT
	STORM DRAIN CULVERT		PEDESTAL LIGHT
	TELECOMMUNICATIONS		SIGNAL POLE
	UTILITY BOX		BARBWIRE FENCE
	VAULT W/ TYPE		CHAIN LINK FENCE
	STORM DRAIN CATCH BASIN		WOOD FENCE
	GAS VALVE		

Site Boundary _ Vesting Tentative Map Package

BRITTAINE LANE
851 Brittain Lane
Santa Rosa, CA



3rd
CITY SUBMITTAL
August 22, 2022

C1.0



TREE REMOVAL NOTE:
TREES SHALL REMAIN
UNLESS SHOWN HEREON BY: X

ABBREVIATION LEGEND

AC	ASPHALT	PBMH	PACIFIC BELL MANHOLE
CB	CATCH BASIN	PGE	PACIFIC GAS & ELECTRIC
CO	CLEANOUT	R/W	RIGHT-OF-WAY
CONC	CONCRETE	SLBX	STREET LIGHT BOX
D/W	DRIVEWAY	S/W	SIDEWALK
EAVE	EMERGENCY VEHICLE ACCESS ESMT	SD	STORM DRAIN
ELEC	ELECTRIC	SDBC	STORM DRAIN CATCH BASIN
ELEV	ELEVATION	SDCO	STORM DRAIN CLEANOUT
ESMT	EASEMENT	SDDI	STORM DRAIN DRAIN INLET
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
FL	FLOWLINE	SP	SIGNAL POLE
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GM	GAS METER	SSCO	SANITARY SEWER CLEANOUT
GR	GRATE	SSMH	SANITARY SEWER MANHOLE
GV	GAS VALVE	TC	TOP OF CURB
INV	INVERT	TELE	TELECOMMUNICATION
IRR	IRRIGATION	TRANS	TRANSFORMER
JP	JOINT UTILITY POLE	TSBX	TRAFFIC SIGNAL BOX
MH	MANHOLE	UTIL	UTILITY
MTR	METER	VLTVLTS	VAULT/VAULTS
PAE	PRIVATE ACCESS ESMT	W	WATER
PSWE	PUBLIC SIDEWALK ESMT	WM	WATER METER
PUE	PUBLIC UTILITY ESMT	WV	WATER VALVE
		x123.45	SPOT ELEVATION

SYMBOL LEGEND

(GAS)	GAS LINE	(FH)	FIRE HYDRANT
(H2O)	WATER LINE	(ICV)	IRRIGATION CONTROL VALVE
(SS)	SANITARY SEWER	(WV)	WATER VALVE
(SD)	STORM DRAIN	(PMSL)	POLE MOUNTED STREET LIGHT
(SDC)	STORM DRAIN CULVERT	(PL)	PEDESTAL LIGHT
(TELE)	TELECOMMUNICATIONS	(SP)	SIGNAL POLE
(UB)	UTILITY BOX	(BF)	BARB WIRE FENCE
(VLT)	VAULT W/ TYPE	(CLF)	CHAIN LINK FENCE
(SDBC)	STORM DRAIN CATCH BASIN	(WF)	WOOD FENCE
(GV)	GAS VALVE		

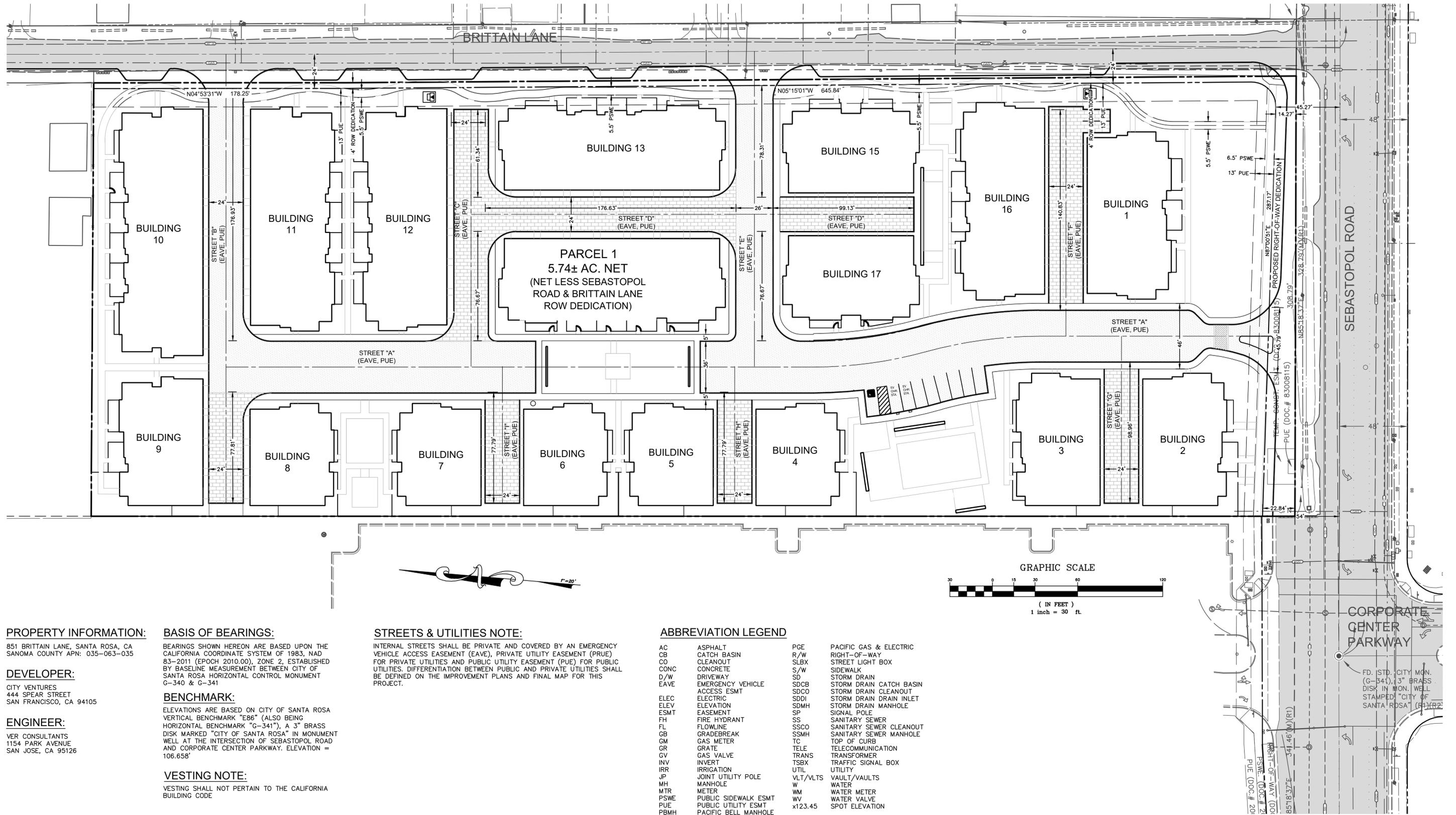
Existing Condition and Demolition Plan _ Vesting Tentative Map Package

BRITTAINE LANE
851 Brittain Lane
Santa Rosa, CA



3rd
CITY SUBMITAL
August 22, 2022

C1.1



PROPERTY INFORMATION:

851 BRITTAINE LANE, SANTA ROSA, CA
 SANOMA COUNTY APN: 035-063-035

DEVELOPER:

CITY VENTURES
 444 SPEAR STREET
 SAN FRANCISCO, CA 94105

ENGINEER:

VER CONSULTANTS
 1154 PARK AVENUE
 SAN JOSE, CA 95126

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, NAD 83-2011 (EPOCH 2010.00), ZONE 2, ESTABLISHED BY BASELINE MEASUREMENT BETWEEN CITY OF SANTA ROSA HORIZONTAL CONTROL MONUMENT G-340 & G-341

BENCHMARK:

ELEVATIONS ARE BASED ON CITY OF SANTA ROSA VERTICAL BENCHMARK "E86" (ALSO BEING HORIZONTAL BENCHMARK "G-341"), A 3" BRASS DISK MARKED "CITY OF SANTA ROSA" IN MONUMENT WELL AT THE INTERSECTION OF SEBASTOPOL ROAD AND CORPORATE CENTER PARKWAY. ELEVATION = 106.658'

VESTING NOTE:

VESTING SHALL NOT PERTAIN TO THE CALIFORNIA BUILDING CODE

STREETS & UTILITIES NOTE:

INTERNAL STREETS SHALL BE PRIVATE AND COVERED BY AN EMERGENCY VEHICLE ACCESS EASEMENT (EAVE), PRIVATE UTILITY EASEMENT (PRUE) FOR PRIVATE UTILITIES AND PUBLIC UTILITY EASEMENT (PUE) FOR PUBLIC UTILITIES. DIFFERENTIATION BETWEEN PUBLIC AND PRIVATE UTILITIES SHALL BE DEFINED ON THE IMPROVEMENT PLANS AND FINAL MAP FOR THIS PROJECT.

ABBREVIATION LEGEND

AC	ASPHALT	PGE	PACIFIC GAS & ELECTRIC
CB	CATCH BASIN	R/W	RIGHT-OF-WAY
CO	CLEANOUT	SLBX	STREET LIGHT BOX
CONC	CONCRETE	S/W	SIDEWALK
D/W	DRIVEWAY	SD	STORM DRAIN
EAVE	EMERGENCY VEHICLE ACCESS ESMT	SDCB	STORM DRAIN CATCH BASIN
ELEC	ELECTRIC	SDCO	STORM DRAIN CLEANOUT
ELEV	ELEVATION	SDDI	STORM DRAIN DRAIN INLET
ESMT	EASEMENT	SDDH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SP	SIGNAL POLE
FL	FLOWLINE	SS	SANITARY SEWER
GB	GRADEBREAK	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE	TC	TOP OF CURB
GV	GAS VALVE	TELE	TELECOMMUNICATION
INV	INVERT	TRANS	TRANSFORMER
IRR	IRRIGATION	TSBX	TRAFFIC SIGNAL BOX
JP	JOINT UTILITY POLE MANHOLE	UTIL	UTILITY
MH	MANHOLE	VLTVLTS	VAULT/VAULTS
MTR	METER	W	WATER
PSWE	PUBLIC SIDEWALK ESMT	WM	WATER METER
PUE	PUBLIC UTILITY ESMT	WV	WATER VALVE
PBMH	PACIFIC BELL MANHOLE	x123.45	SPOT ELEVATION

Vesting Tentative Map For Condominium Purposes; 82 Residential Condominiums

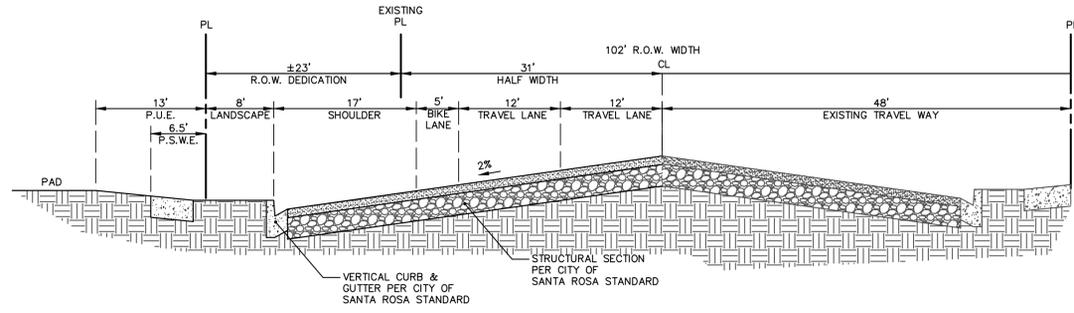
BRITTAINE LANE

851 Brittain Lane
 Santa Rosa, CA

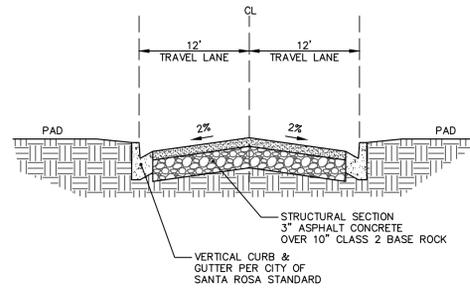


3rd
 CITY SUBMITAL
 August 22, 2022

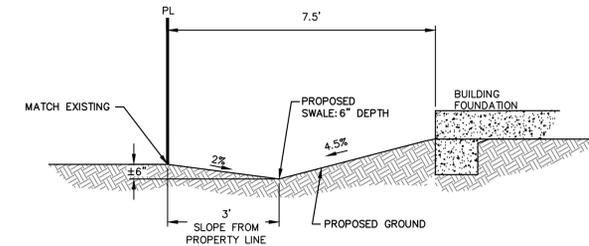
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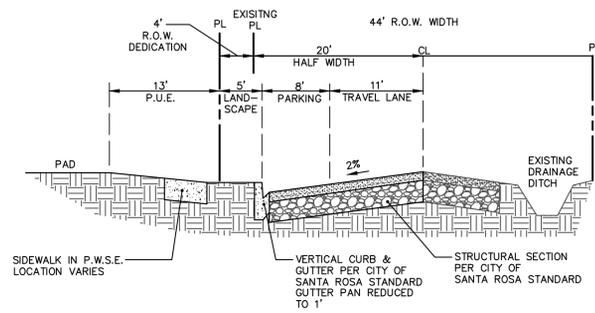
TYPICAL HALF WIDTH ROAD SECTION SEBASTOPOL
SCALE: HORIZ 1"=10' / VERT 1"=2'



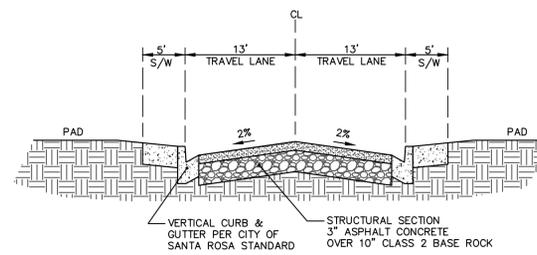
STREET B, D, F, H, I, & G CROSS SECTION
SCALE: HORIZ 1"=10' / VERT 1"=2'



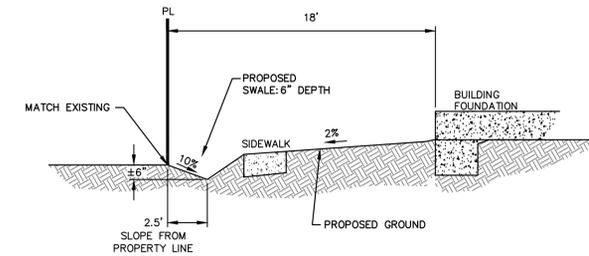
A-A TYPICAL WEST PROPERTY LINE GRADING



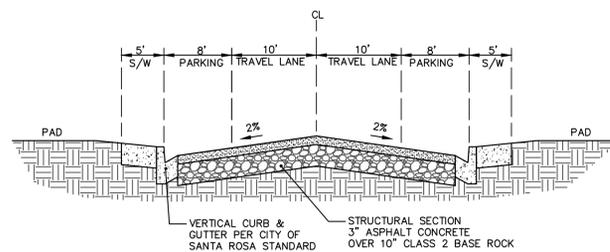
TYPICAL HALF WIDTH ROAD SECTION BRITTAIN
SCALE: HORIZ 1"=10' / VERT 1"=2'



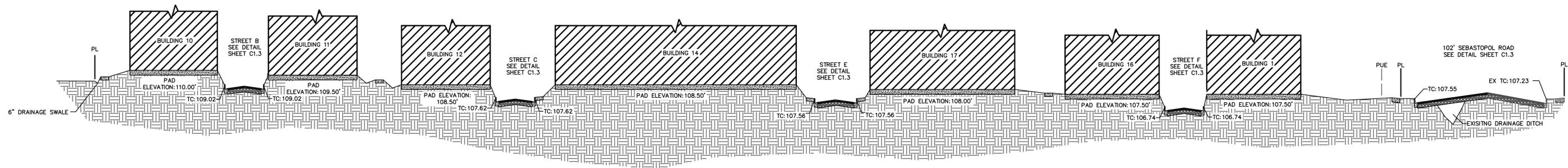
STREET E CROSS SECTION
SCALE: HORIZ 1"=10' / VERT 1"=2'



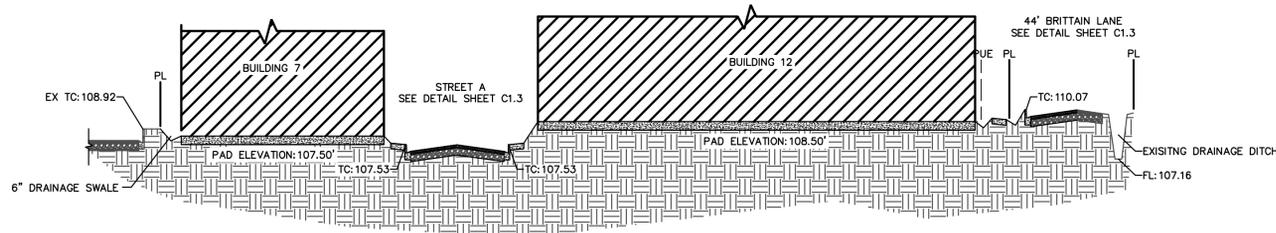
B-B TYPICAL NORTH PROPERTY LINE GRADING



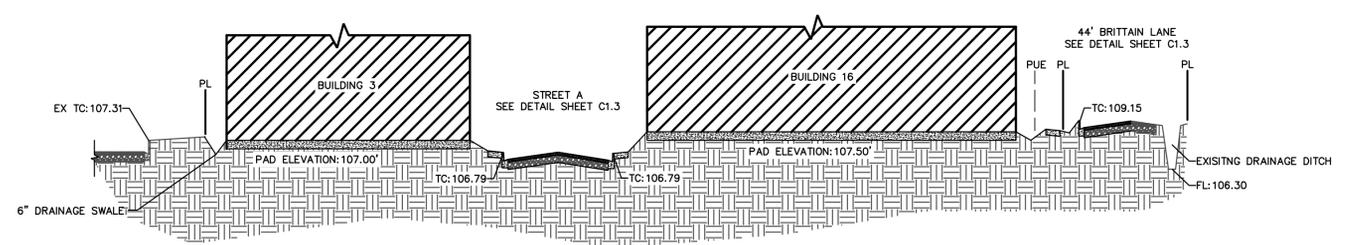
STREET A CROSS SECTION
SCALE: HORIZ 1"=10' / VERT 1"=2'



C-C PROPERTY GRADING CROSS SECTION NORTH TO SOUTH
SCALE: HORIZ 1"=30' / VERT 1"=5'



D-D PROPERTY GRADING CROSS SECTION WEST TO EAST
SCALE: HORIZ 1"=30' / VERT 1"=5'



E-E PROPERTY GRADING CROSS SECTION WEST TO EAST
SCALE: HORIZ 1"=30' / VERT 1"=5'

Preliminary Building Cross Sections _ Vesting Tentative Map Package

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA

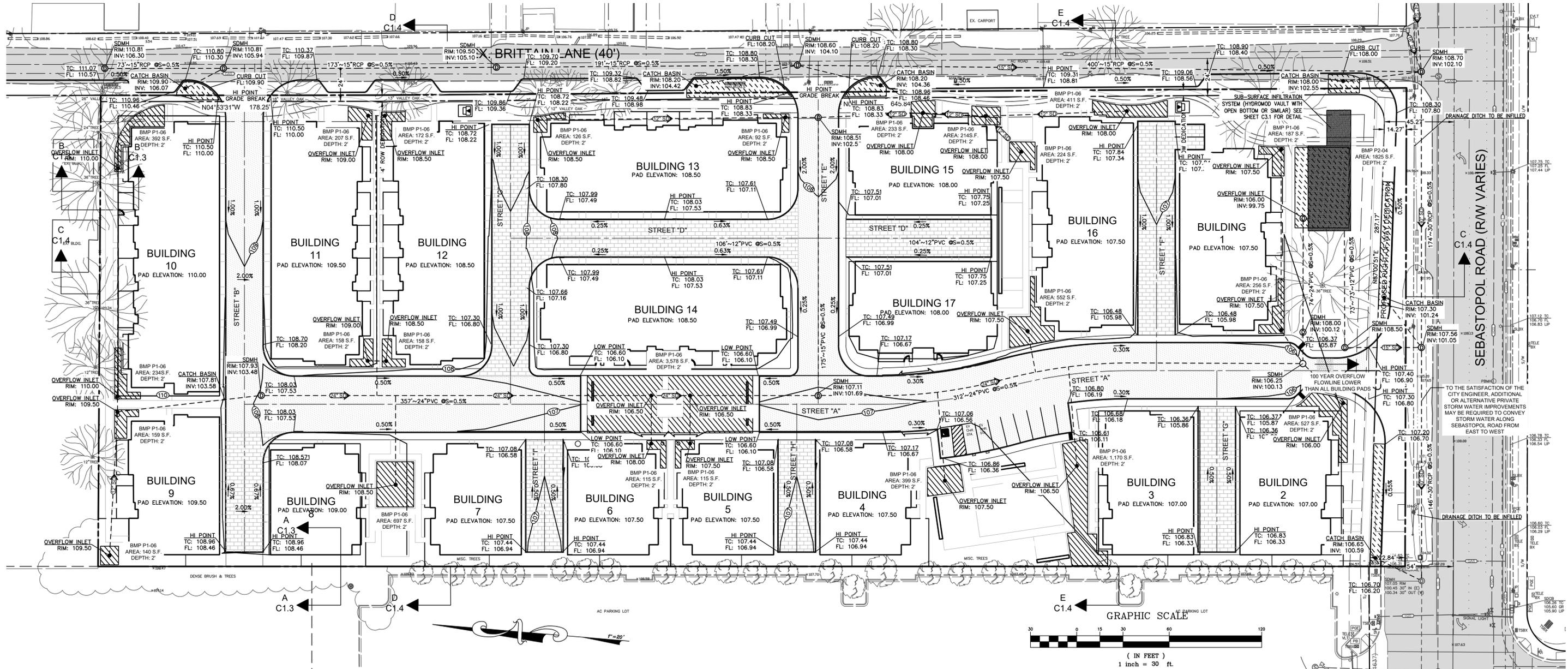


City Ventures



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CITY SUBMITTAL
August 22, 2022

C1.4



ABBREVIATION LEGEND

AC	ASPHALT	PBMH	PACIFIC BELL MANHOLE
CB	CATCH BASIN	PGE	PACIFIC GAS & ELECTRIC
CO	CLEANOUT	R/W	RIGHT-OF-WAY
CONC	CONCRETE	SLBX	STREET LIGHT BOX
D/W	DRIVEWAY	S/W	SIDEWALK
EAVE	EMERGENCY VEHICLE ACCESS ESMT	SD	STORM DRAIN
ELEC	ELECTRIC	SDCB	STORM DRAIN CATCH BASIN
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MH	MANHOLE	UTIL	UTILITY
MTR	METER	VLT/VLTS	VAULT/VAULTS
PAE	PRIVATE ACCESS ESMT	W	WATER
PSWE	PUBLIC SIDEWALK ESMT	WM	WATER METER
PUE	PUBLIC UTILITY ESMT	WV	WATER VALVE
		x123.45	SPOT ELEVATION

SYMBOL LEGEND

	GAS LINE		FIRE HYDRANT
	WATER LINE		IRRIGATION CONTROL VALVE
	SANITARY SEWER		WATER VALVE
	STORM DRAIN		POLE MOUNTED STREET LIGHT
	STORM DRAIN CULVERT		PEDESTAL LIGHT
	TELECOMMUNICATIONS		SIGNAL POLE
	UTILITY BOX		BARBWIRE FENCE
	VAULT W/ TYPE		CHAIN LINK FENCE
	STORM DRAIN CATCH BASIN		WOOD FENCE
	GAS VALVE		ASPHALT PAVEMENT
			PAVERS

PRELIMINARY GRADING AND DRAINAGE PLAN

851 BRITAIN LANE
SANTA ROSA, CA

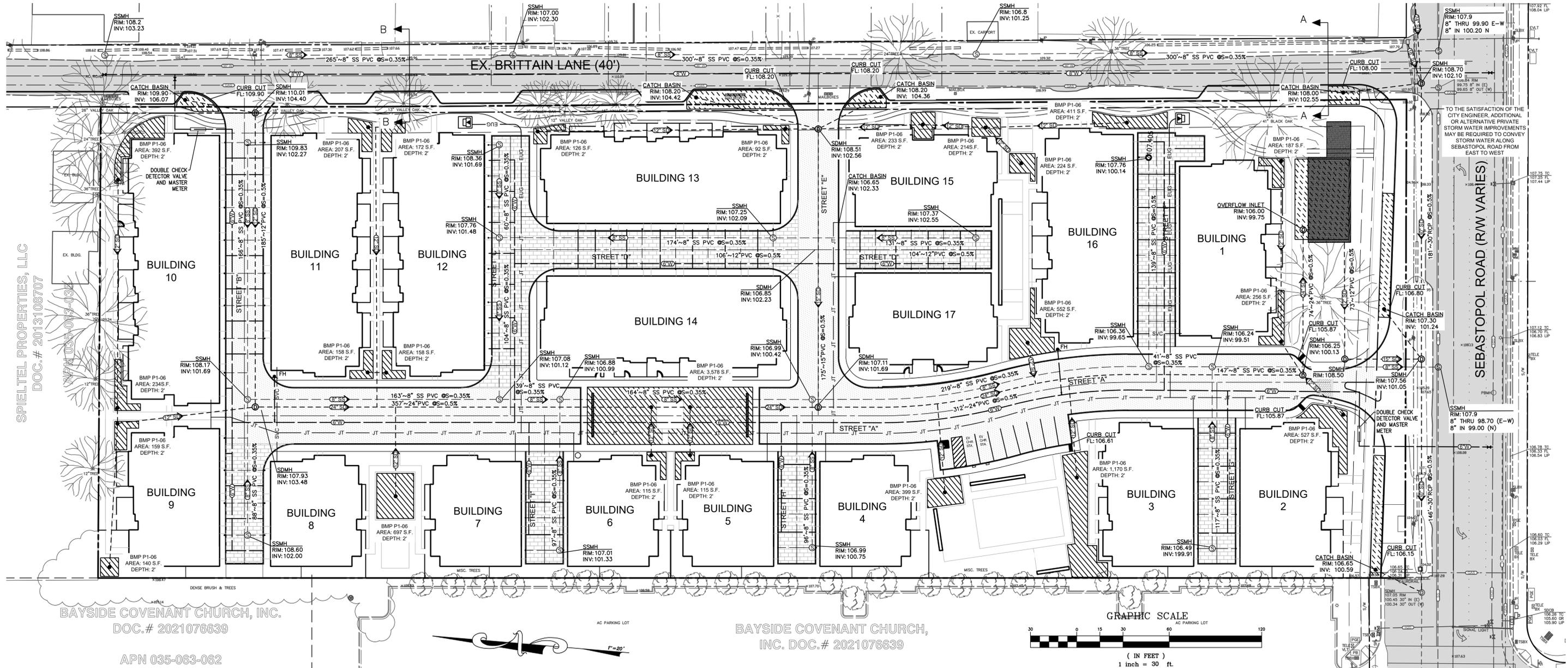
BRITAIN LANE
851 BRITAIN LANE
SANTA ROSA, CA

VERO
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Planning | Engineering | Land Entitlement
www.vero-consultants.com

REVISED
DATE 11-14-22

C2.0

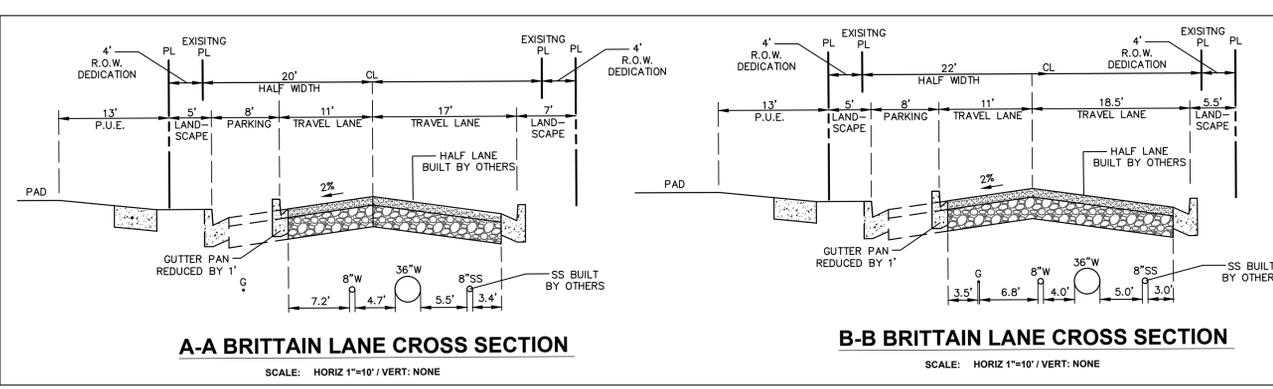
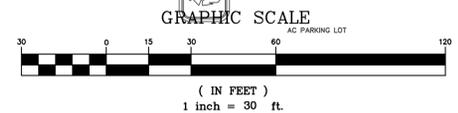
CORPORATE CENTER PARKWAY
BENCHMARK: FD. STD. CITY MON. ("E86" & "G-341"), 3" BRASS DISK IN MON. WELL STAMPED "CITY OF SANTA ROSA" ELEV.=106.638'



SPIETEL PROPERTIES, LLC
DOC.# 2013108707

BAYSIDE COVENANT CHURCH, INC.
DOC.# 2021076639
APN 035-063-062

BAYSIDE COVENANT CHURCH, INC.
DOC.# 2021076639



ABBREVIATION LEGEND

AC	ASPHALT	PBMH	PACIFIC BELL MANHOLE
CB	CATCH BASIN	PGE	PACIFIC GAS & ELECTRIC
CO	CLEANOUT	R/W	RIGHT-OF-WAY
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PUE	PUBLIC UTILITY ESMT	WV	WATER VALVE
		x123.45	SPOT ELEVATION

STORM DRAINAGE NOTE:

ALL CATCH BASINS TO CONTAIN TRASH COLLECTION FILTERS

SYMBOL LEGEND

(GAS)	GAS LINE	(FH)	FIRE HYDRANT
(H2O)	WATER LINE	(ICV)	IRRIGATION CONTROL VALVE
(SS)	SANITARY SEWER	(WV)	WATER VALVE
(SD)	STORM DRAIN	(PMSL)	POLE MOUNTED STREET LIGHT
(SDC)	STORM DRAIN CULVERT	(SP)	SIGNAL POLE
(TELE)	TELECOMMUNICATIONS	(SBWF)	BARB WIRE FENCE
(VLT)	VAULT W/ TYPE	(CLF)	CHAIN LINK FENCE
(CB)	STORM DRAIN CATCH BASIN	(WF)	WOOD FENCE
(GV)	GAS VALVE	(PAV)	PAVERS

PRELIMINARY UTILITY PLAN
851 BRITTAIN LANE
SANTA ROSA, CA

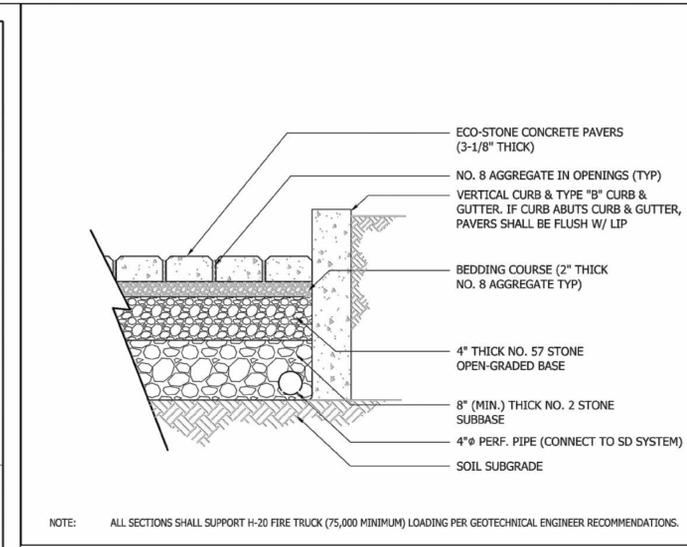
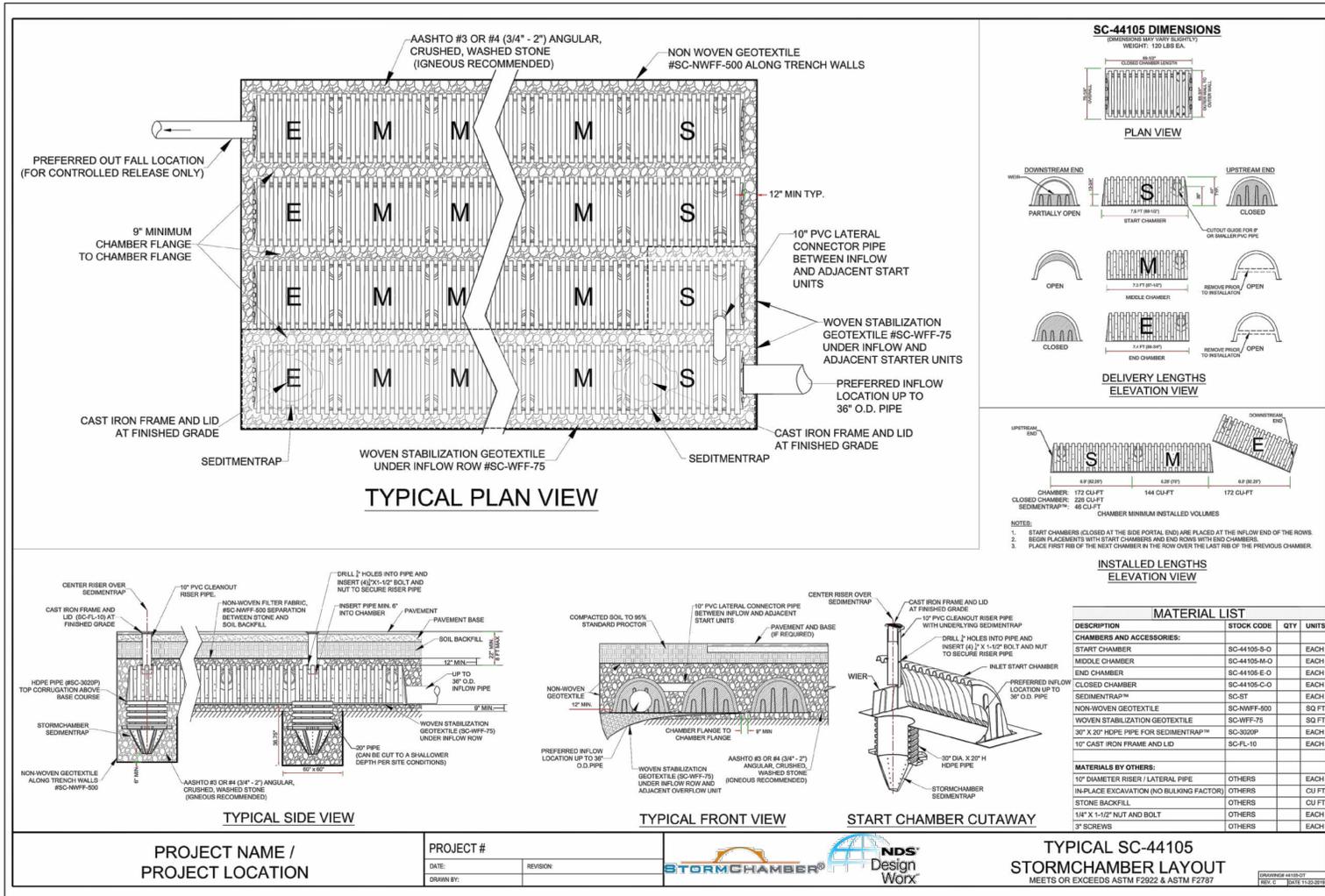
BRITTAIN LANE
851 BRITTAIN LANE
SANTA ROSA, CA

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DATE 11-14-22

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CORPORATE CENTER PARKWAY
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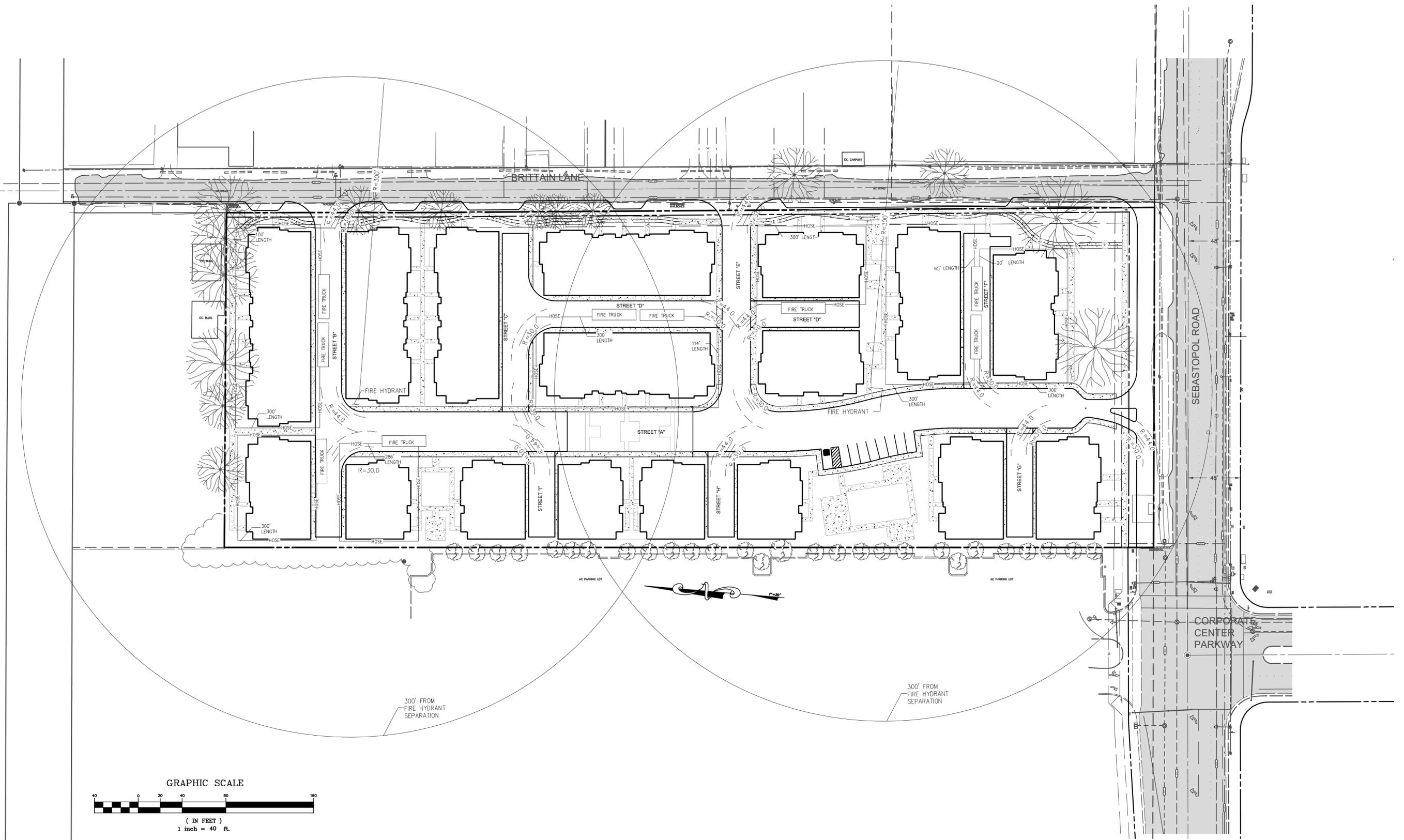
Preliminary Storm Drain Details _ Vesting Tentative Map Package

BRITTAİN LANE
 851 Brittain Lane
 Santa Rosa, CA



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 August 22, 2022

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Preliminary Fire Access Plan _ Vesting Tentative Map Package

BRITTAİN LANE

851 Brittain Lane
 Santa Rosa, CA



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