

DUTTON MEADOWS SUBDIVISION

TENTATIVE MAP

2650, 2666, 2684 DUTTON MEADOW
1112, 1200 HEARN AVENUE
Santa Rosa, California
APN 043-071-007, 022, 023 & 043-191-016, 024

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AE	ACCESS EASEMENT
APN	ASSESSOR'S PARCEL NUMBER
BM	BENCHMARK
CB	CATCH BASIN
CL	CLASS
CO	CENTERLINE
CC	CLEANOUT
DI	DROP INLET
DN	DOCUMENT NUMBER
DWY	DRIVEWAY
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FS	FINISHED SURFACE
GR	GRATE
IG	INVERT GRADE
JT	JOINT TRENCH
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OHW	OVERHEAD WIRE
PAE	PRIVATE ACCESS EASEMENT
PL	PROPERTY LINE
PS	PLANTER STRIP
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
RCE	REGISTERED CIVIL ENGINEER
R/W	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SF	SQUARE FEET
SPV	SEE PLAN VIEW
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSCO	SANITARY SEWER CLEANOUT
STA	STATION
STD	STANDARD
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TYP	TYPICAL
W	WATER
WE	WATER EASEMENT
WS	WATER SERVICE

BENCHMARK

City of Santa Rosa BM D296,
Hearn Avenue and Dutton Meadow,
3" City disk in monument well at
CL intersection.

OWNER/ SUBDIVIDER

Hearn Avenue LLC
DM Associates LLC
3001 Bishop Dr., Suite 100
San Ramon, CA 94583
(925) 999-3975

ENGINEER

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SURVEYOR

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LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		SANITARY SEWER & MANHOLE
		WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STORM DRAIN & CATCH BASIN (CB)
		PVT DWY EASEMENT
		PVT SD EASEMENT
		PVT ACCESS EASEMENT/ PUBLIC UTILITY EASEMENT
		EXISTING TREE WITH TAG NUMBER FROM ARBORIST REPORT. (H) INDICATES HERITAGE STATUS PER CITY ORDINANCE. "X" INDICATES REMOVAL. SEE HORTICULTURAL ASSOCIATES REPORT DATED JUNE 5, 2018.

SITE INFORMATION

TOTAL NO. OF LOTS: 137

SITE AREA: 18.40 ACRES
SMALLEST LOT SIZE: 2,703 SF (LOT 117)
LARGEST LOT SIZE: 8,260 SF (LOT 131)
AVERAGE LOT SIZE: 3,858 SF

LETTERED PARCELS: PARCEL A: 3,228 SF
PARCEL B: 5,811 SF
PARCEL C: 6,019 SF

PRESENT ZONING: PI & R

PROPOSED ZONING: PI & R

HIGH FIRE SEVERITY ZONE: NO

SOIL CONDITIONS: PROPERTY SOILS APPEAR SUITABLE TO
RESIDENTIAL DEVELOPMENT AS PROPOSED.

HERITAGE TREES TO BE
REMOVED (TAG NOS): 2, 4, 6, 7, 10, 14, 15, 16, 17, 20, 21, 33,
39, 40, 47, 48, 49, 50, 51, 52, 53, 55, 56

*REFERENCE ARBORIST REPORT
"TREE PRESERVATION AND MITIGATION REPORT"
PREPARED BY HORTICULTURAL ASSOCIATES
DATED JUNE 5, 2018

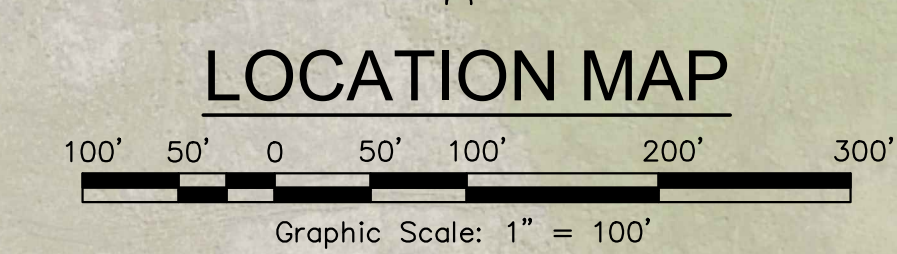
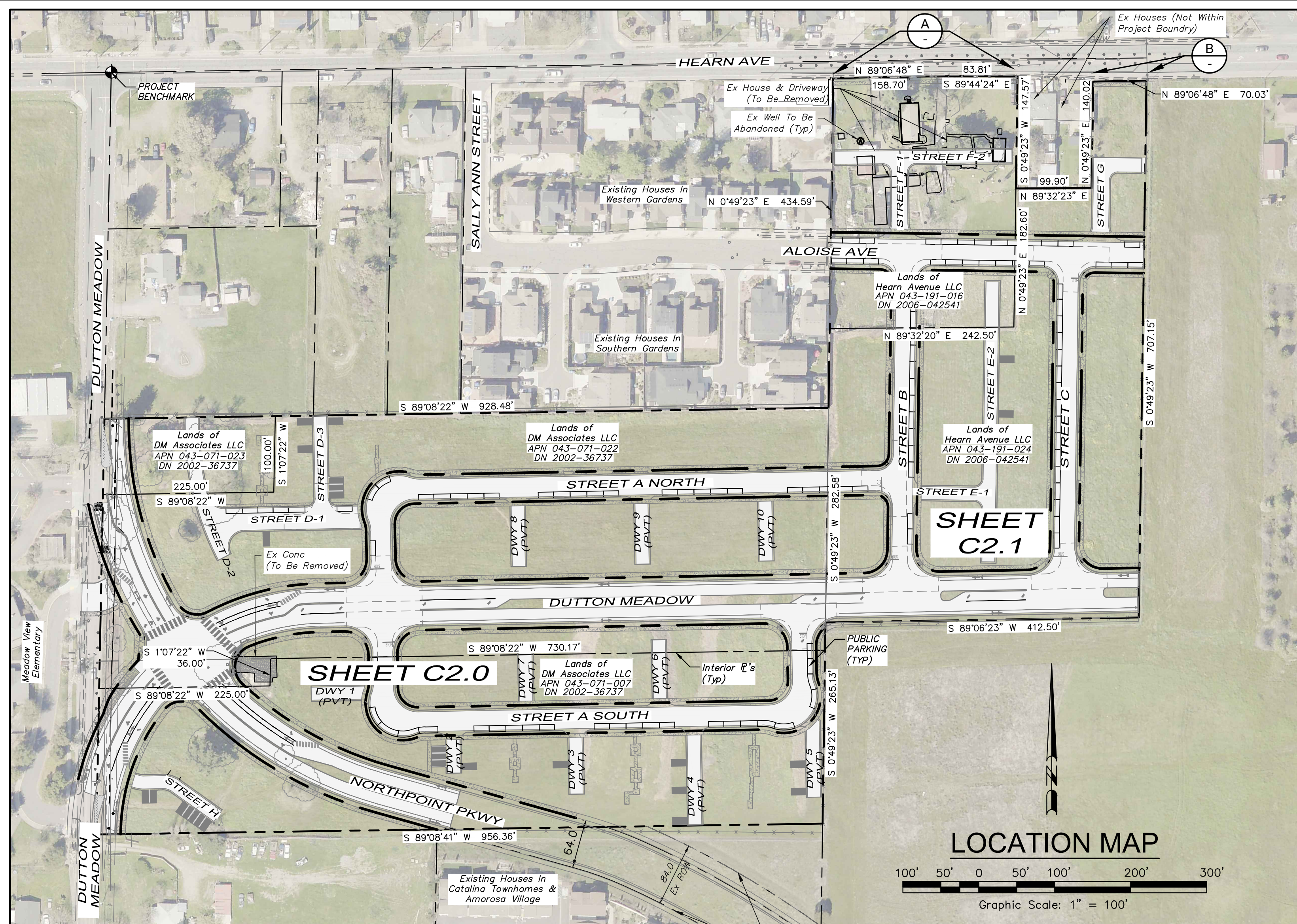
SHEET INDEX

C1.0 TITLE SHEET & GENERAL NOTES
C2.0 GRADING, DRAINAGE AND UTILITIES
C2.1 GRADING, DRAINAGE AND UTILITIES
C3.0 SECTIONS

BOUNDARY DESCRIPTION

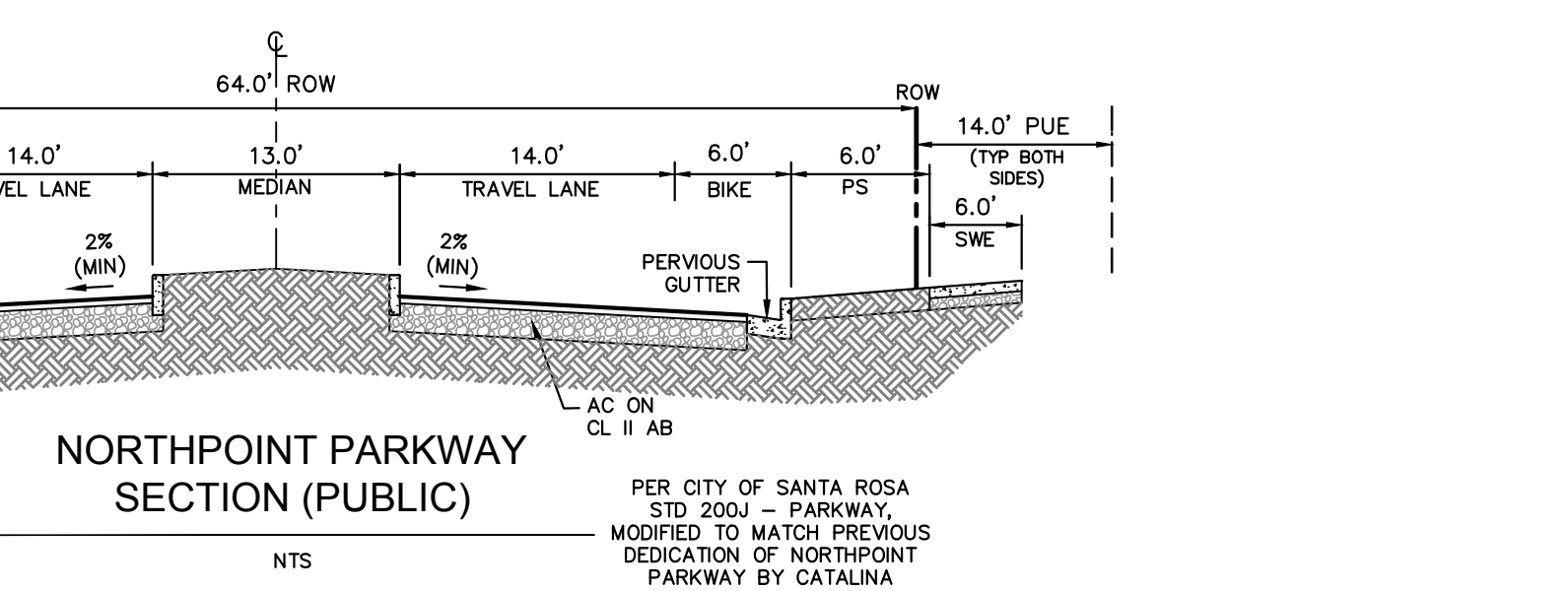
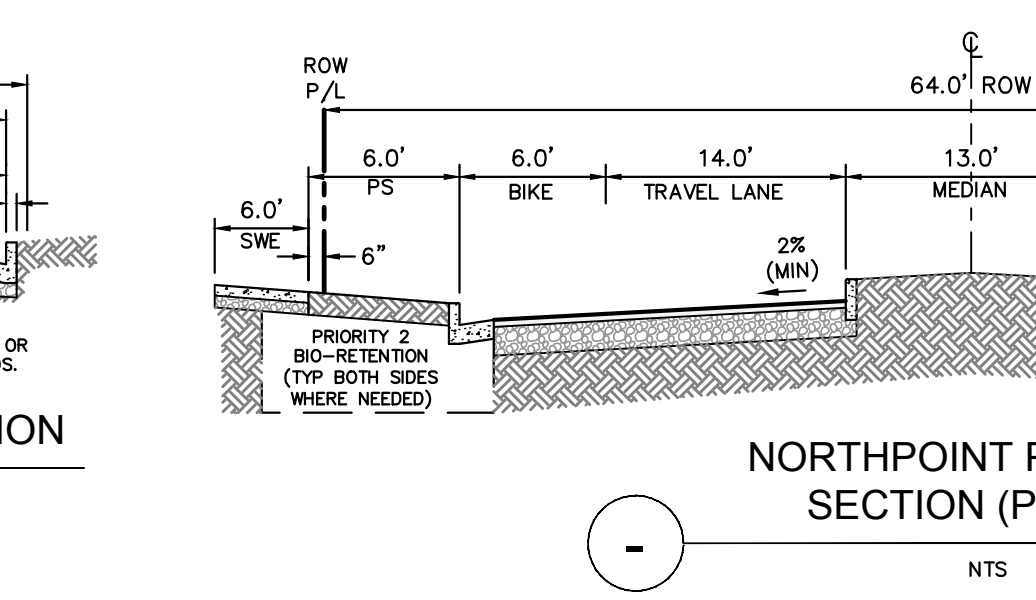
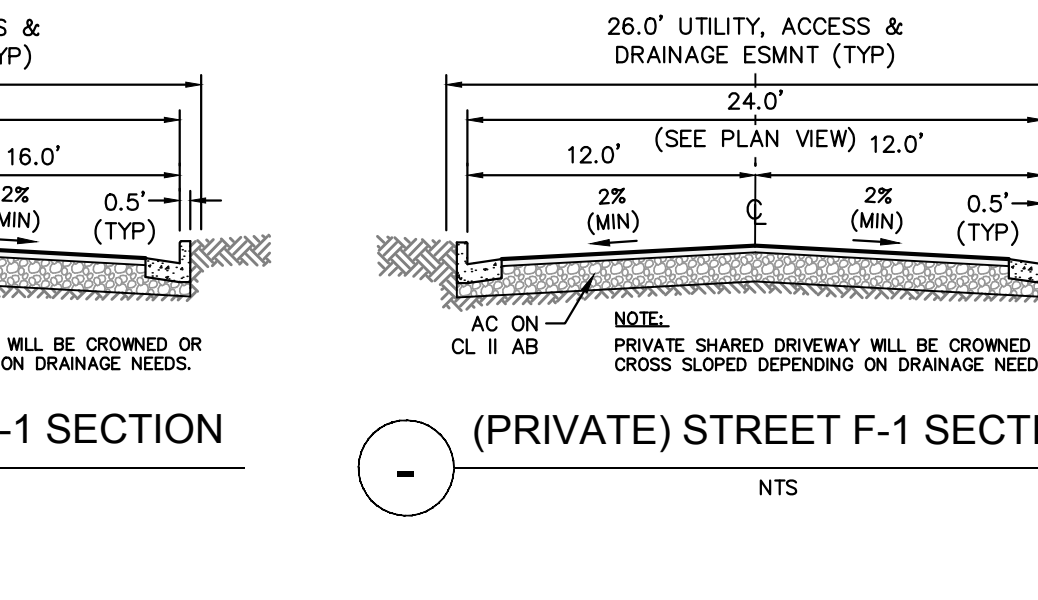
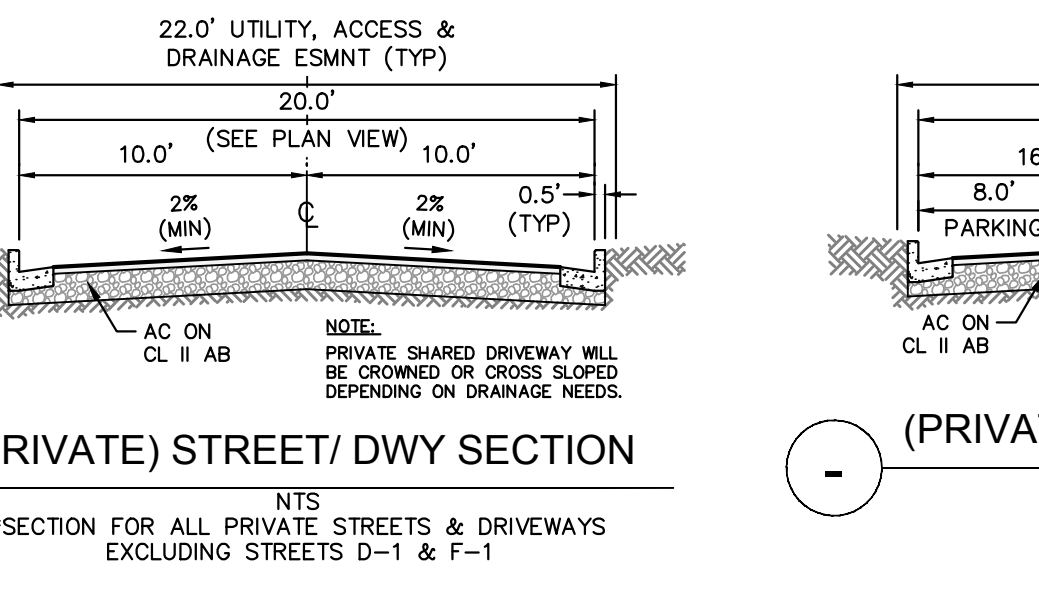
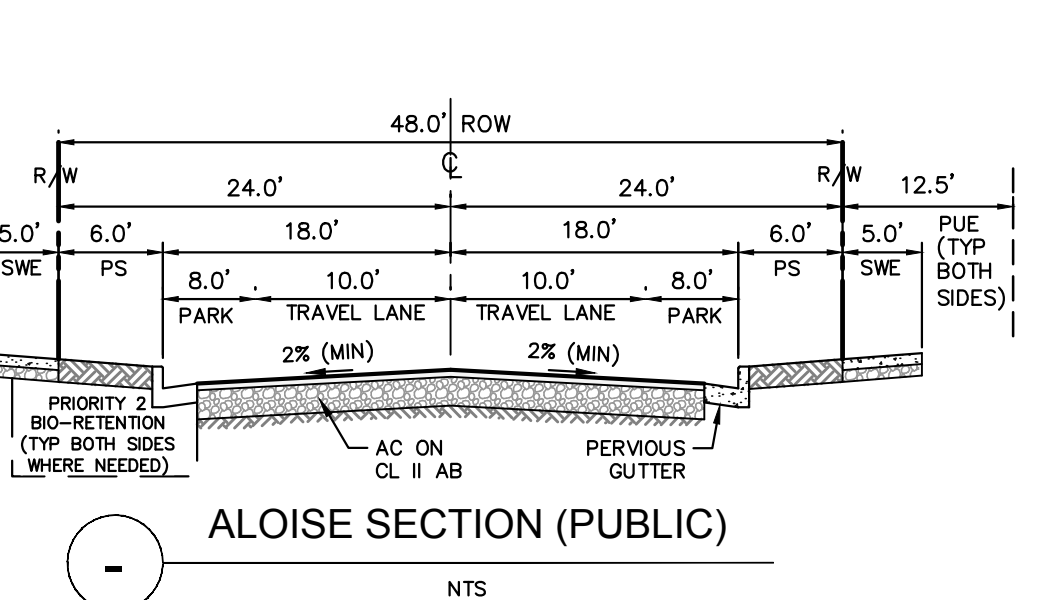
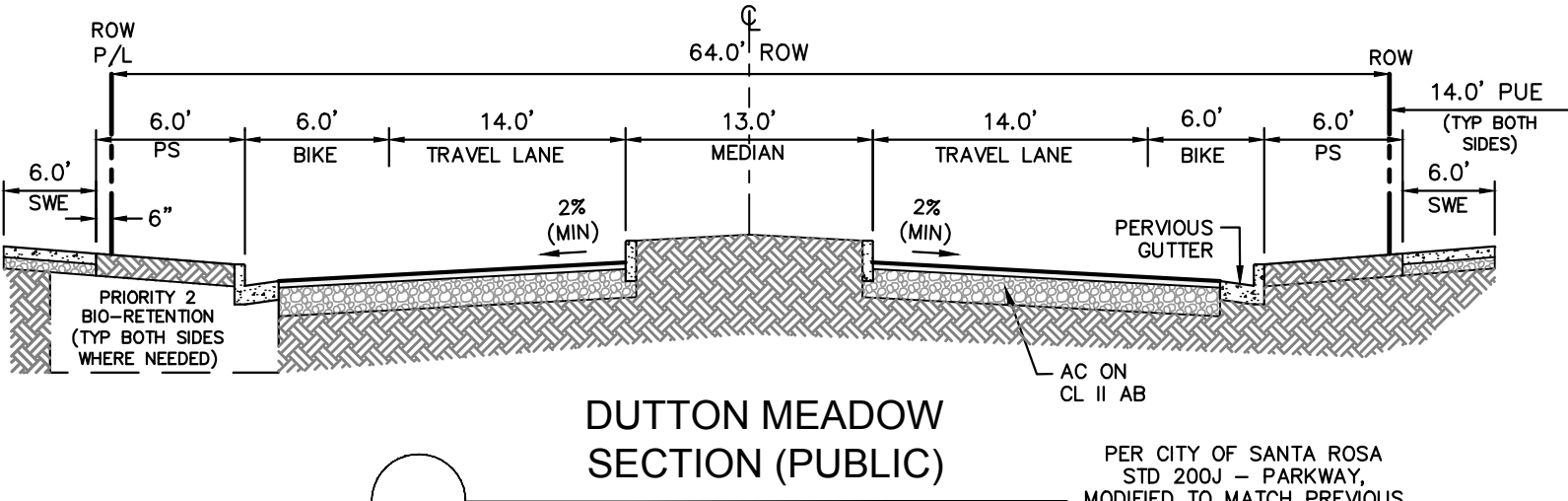
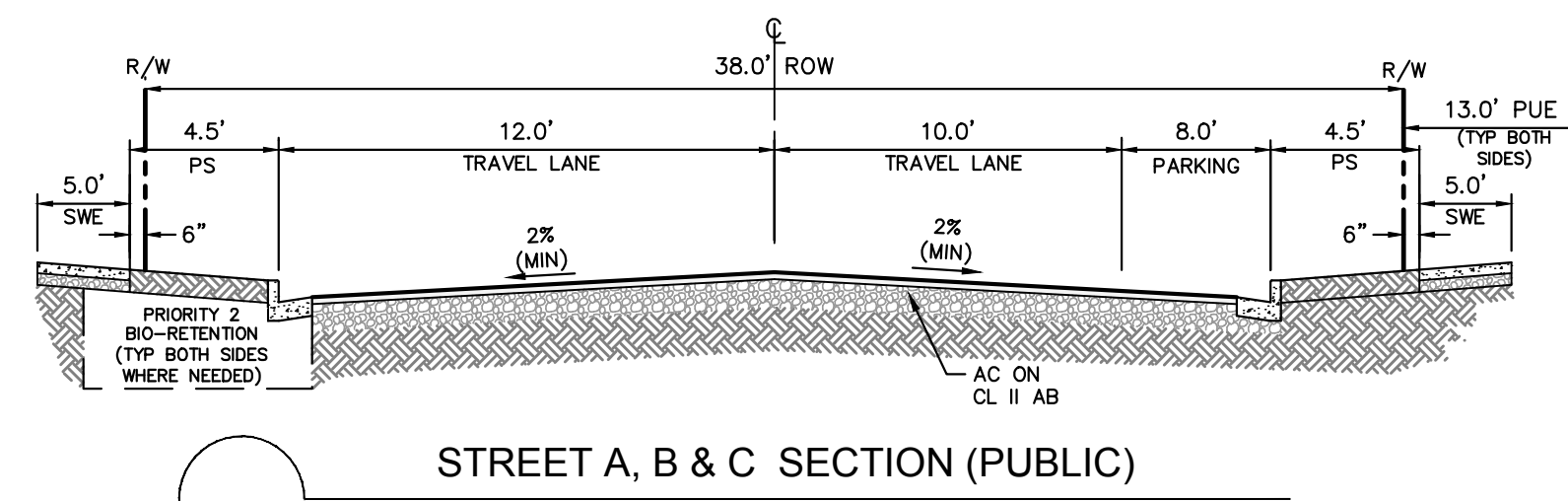
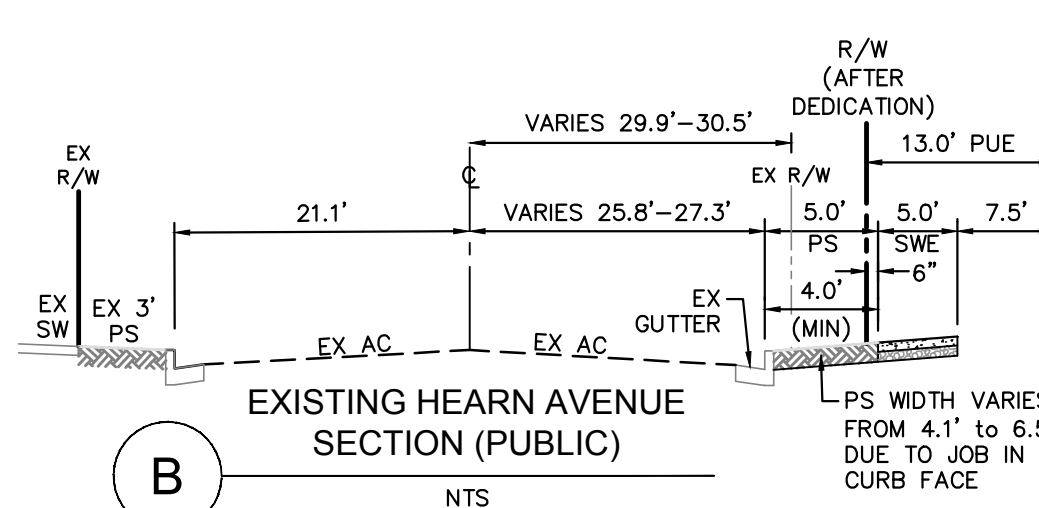
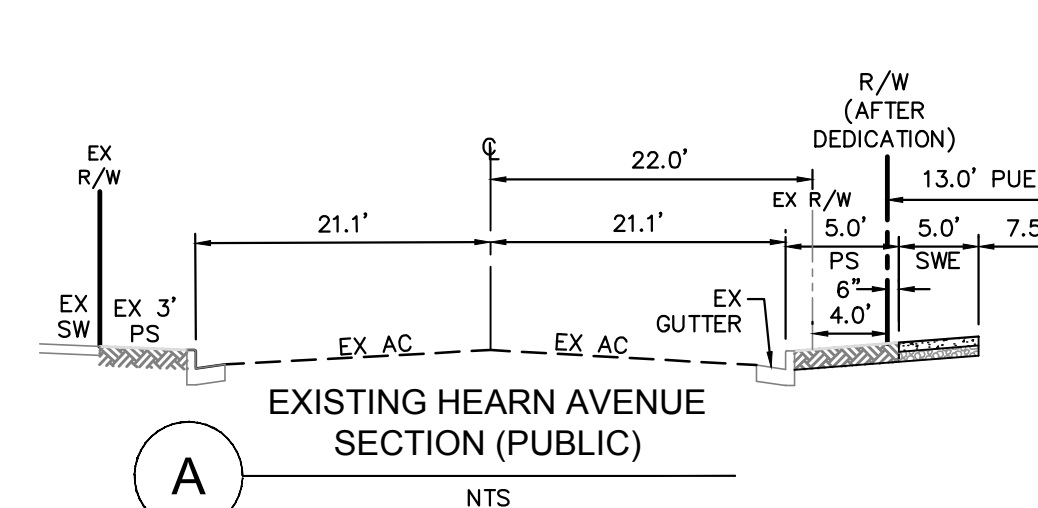
BEING A PORTION OF THE RANCHO LLANO DE
SANTA ROSA, LOCATED IN TOWNSHIP 7 NORTH,
RANGE 8 WEST, M.D.B & M.

APN	DN
043-070-023	2002-36737
043-071-022	2002-36737
043-071-007	2002-36737
043-191-016	2006-42541
043-191-024	2006-42541



NOTE: NO LOTS WILL BE GRANTED ABUTTERS RIGHTS TO NPP OR DUTTON MEADOWS. STREET H
WILL HAVE ACCESS TO DUTTON MEADOW TO ALLOW FOR SHARED ACCESS FOR LOTS 131-137

Existing Northpoint Right-Of-Way,
(Dedicated By Catalina Townhomes,
Excess To Be Vacated)



Revisions

No.	Date	Description	Approved

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My license expires 3/31/2022

DUTTON MEADOWS
TITLE SHEET
2650, 2666, 2684 DUTTON MEADOW
1112, 1200 HEARN AVENUE
Santa Rosa, California
APN 043-071-007, 022, 023

SCALE: AS NOTED
Date: September 14, 2021
Design by: TRG/GM
Drawn by: TRG
Checked by: JLU

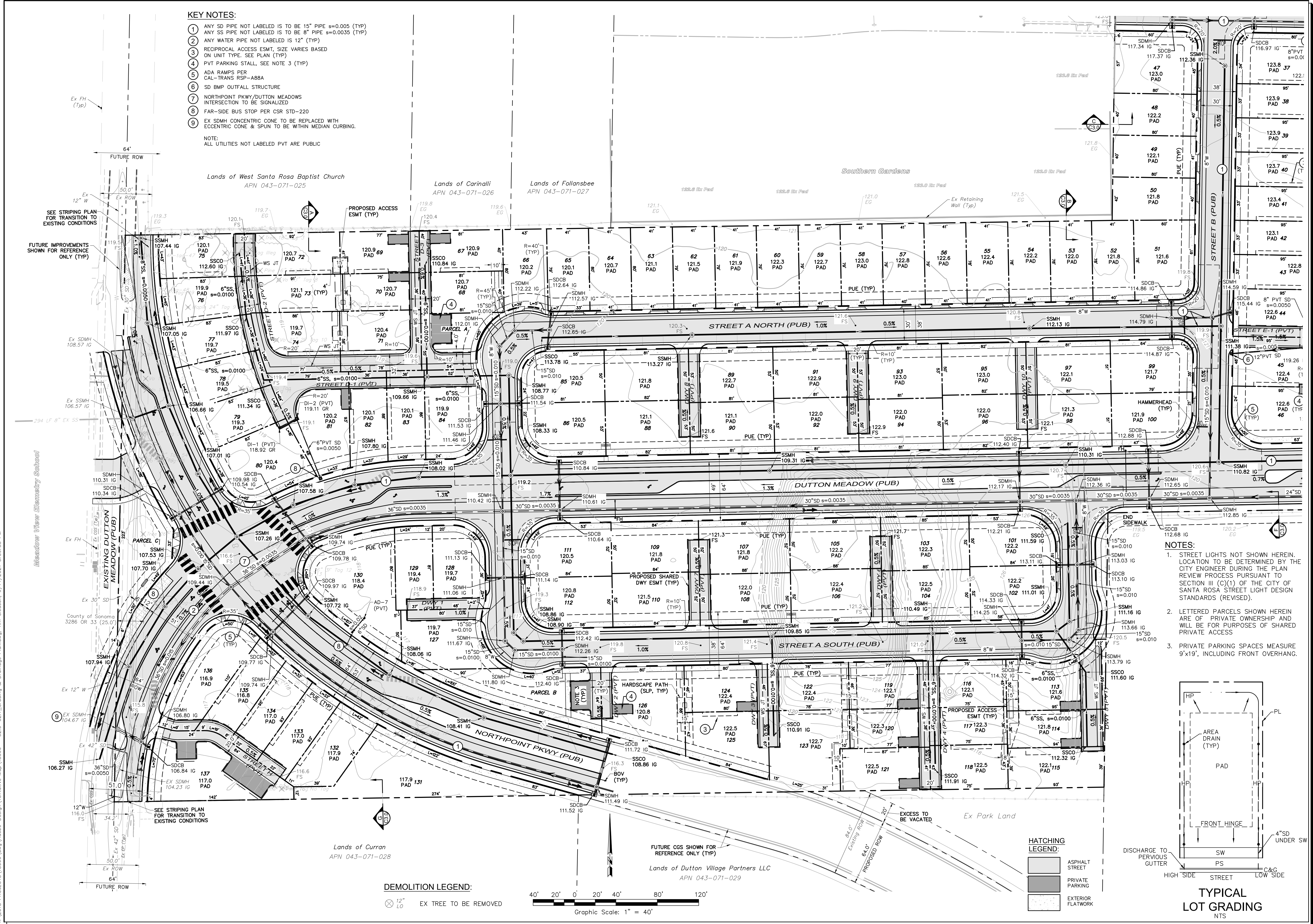
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1 of 4 Sheets
Job 18066

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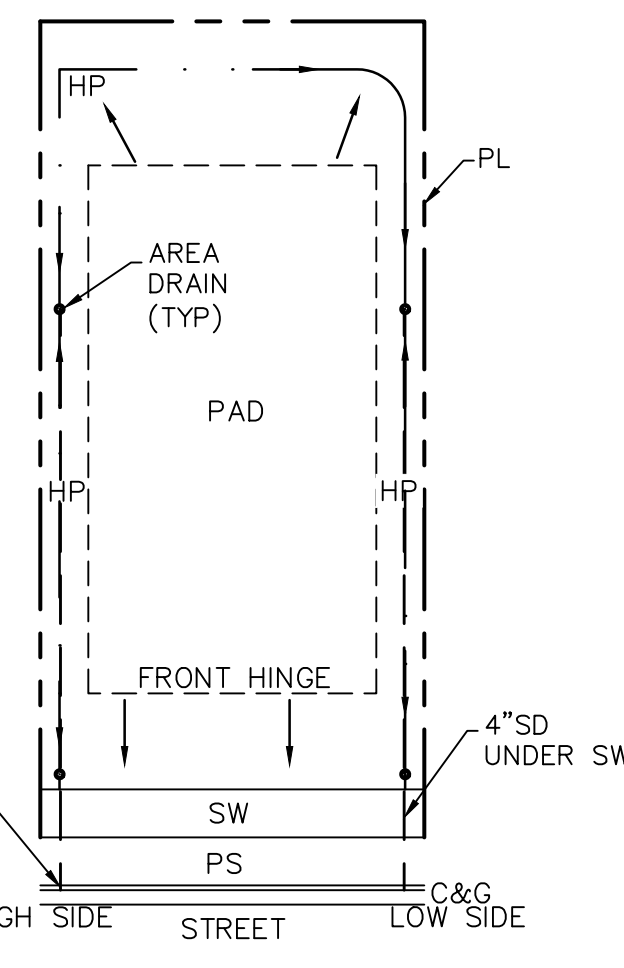
KEY NOTES:

- 1 ANY SD PIPE NOT LABELED IS TO BE 15" PIPE s=0.005 (TYP)
- 2 ANY SS PIPE NOT LABELED IS TO BE 8" PIPE s=0.0035 (TYP)
- 3 ANY WATER PIPE NOT LABELED IS 12" (TYP)
- 4 RECIPROCAL ACCESS ESMT, SIZE VARIES BASED ON UNIT TYPE. SEE PLAN (TYP)
- 5 PVT PARKING STALL, SEE NOTE 3 (TYP)
- 6 ADA RAMPS PER CAL-TRANS RSP-AB8A
- 7 SD BMP OUTFALL STRUCTURE
- 8 NORTHPOINT PKWY/DUTTON MEADOWS INTERSECTION TO BE SIGNALIZED
- 9 FAR-SIDE BUS STOP PER CSR STD-220
- 10 EX SDMH CONCENTRIC CONE TO BE REPLACED WITH ECCENTRIC CONE & SPUN TO BE WITHIN MEDIAN CURBING.

NOTE:
ALL UTILITIES NOT LABELED PVT ARE PUBLIC



- NOTES:**
- 1. STREET LIGHTS NOT SHOWN HEREIN. LOCATION TO BE DETERMINED BY THE CITY ENGINEER DURING THE PLAN REVIEW PROCESS PURSUANT TO SECTION III (C)(1) OF THE CITY OF SANTA ROSA STREET LIGHT DESIGN STANDARDS (REVISED).
 - 2. LETTERED PARCELS SHOWN HEREIN ARE OF PRIVATE OWNERSHIP AND WILL BE FOR PURPOSES OF SHARED PRIVATE ACCESS
 - 3. PRIVATE PARKING SPACES MEASURE 9'x19', INCLUDING FRONT OVERHANG.



SCALE: AS NOTED

Date: September 14, 2021
 Design by: TRG/DM
 Drawn by: TRG
 Checked by: JLU

Sheet **C2.0**
 2 of 4 Sheets
 Job 18066

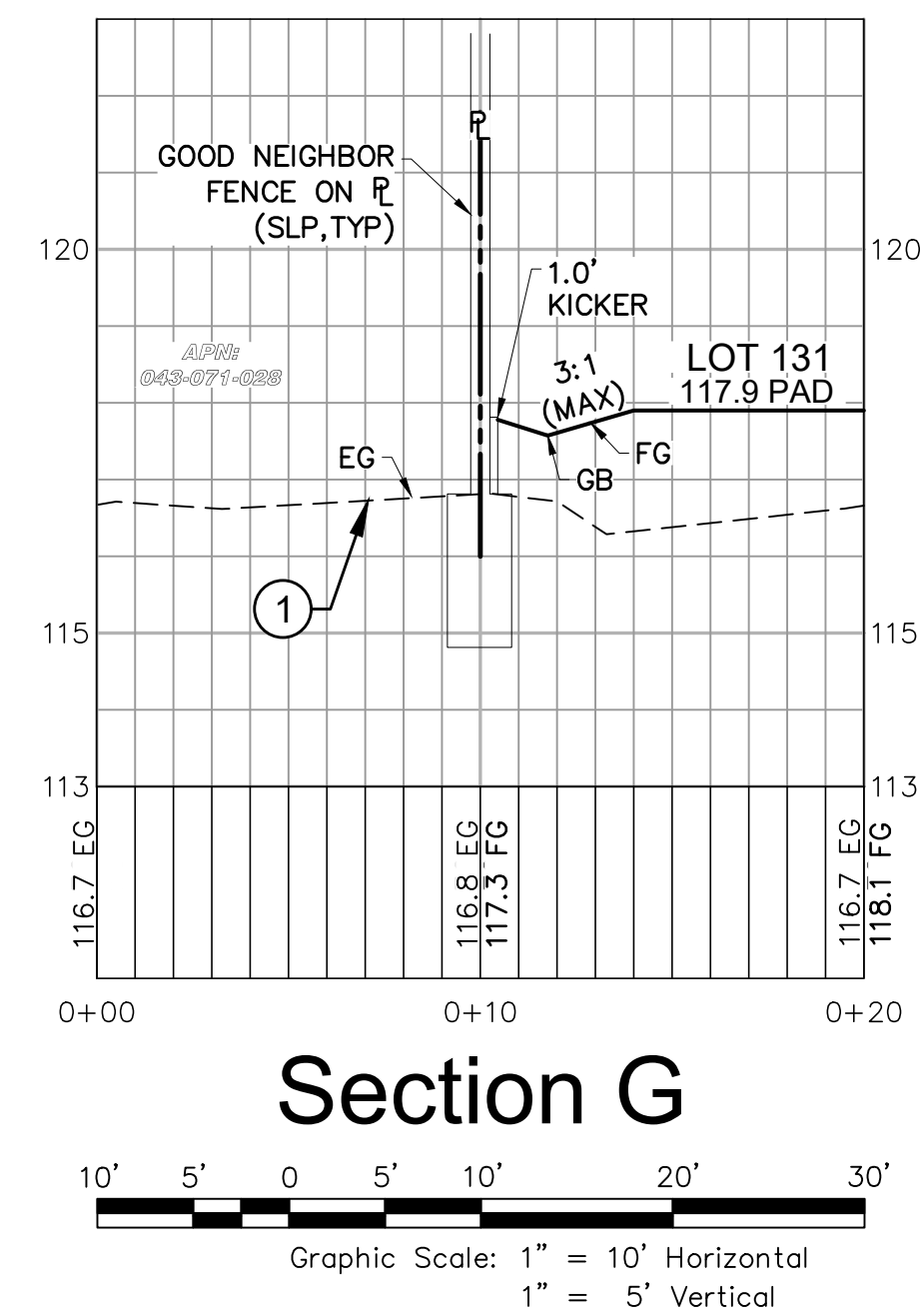
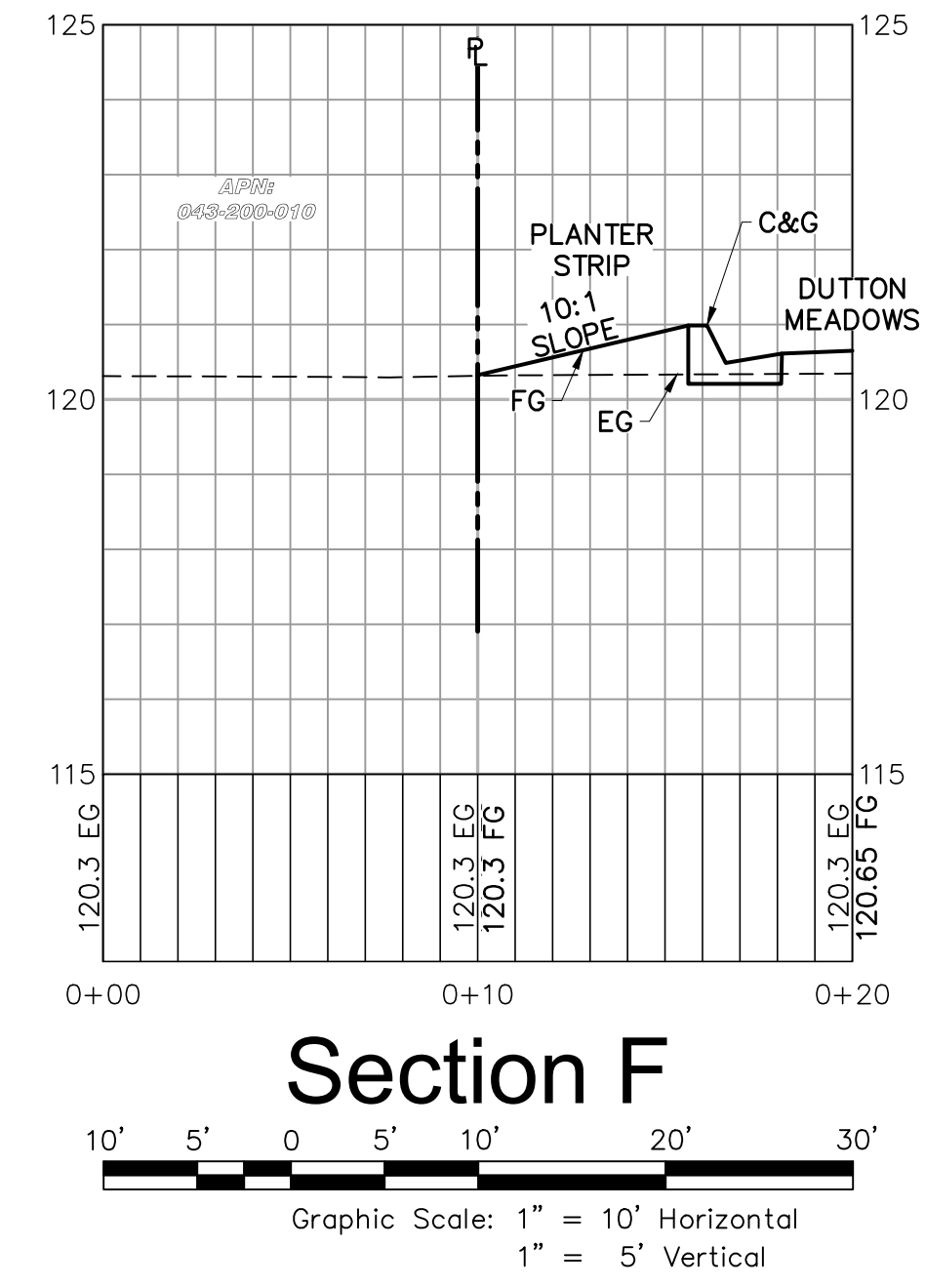
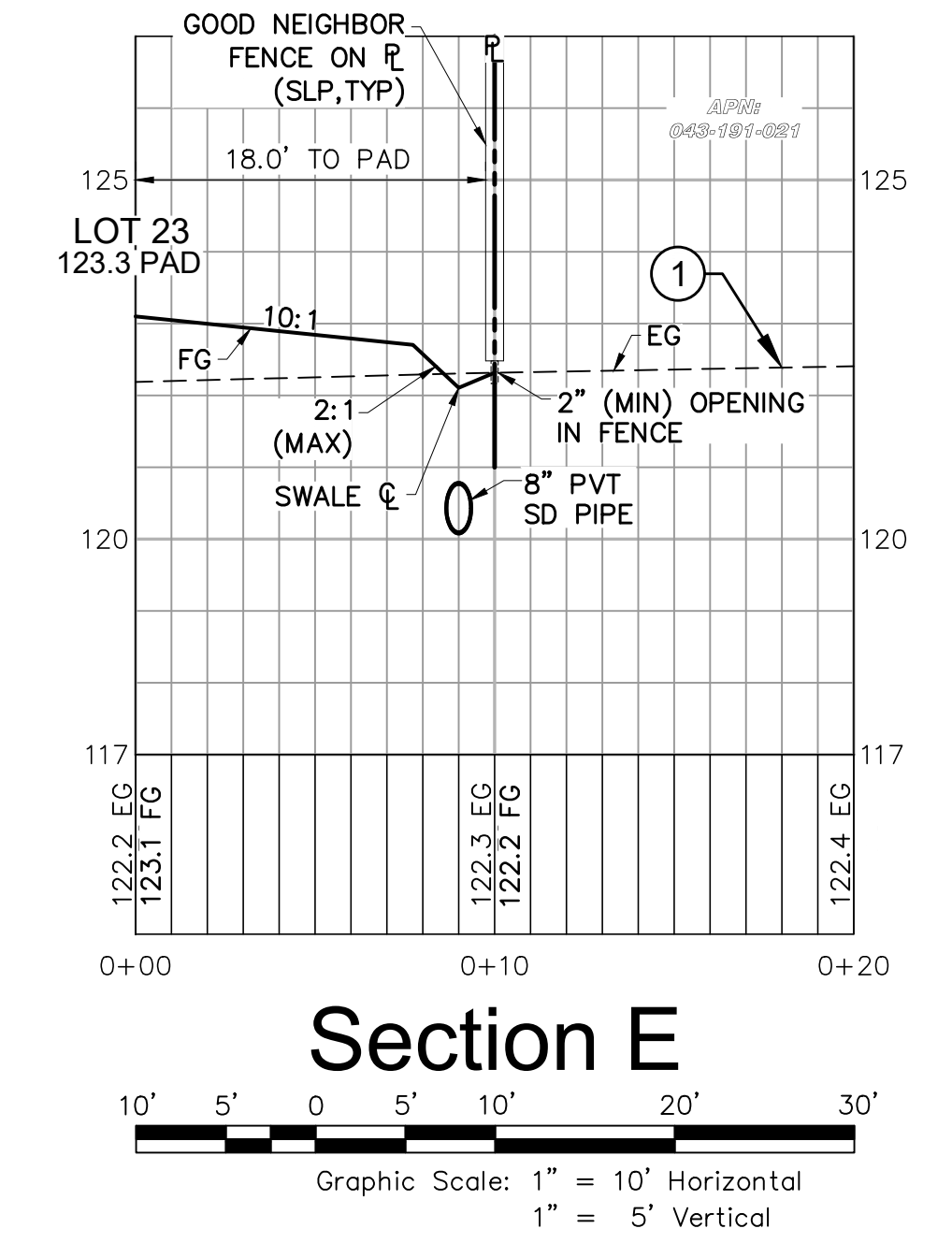
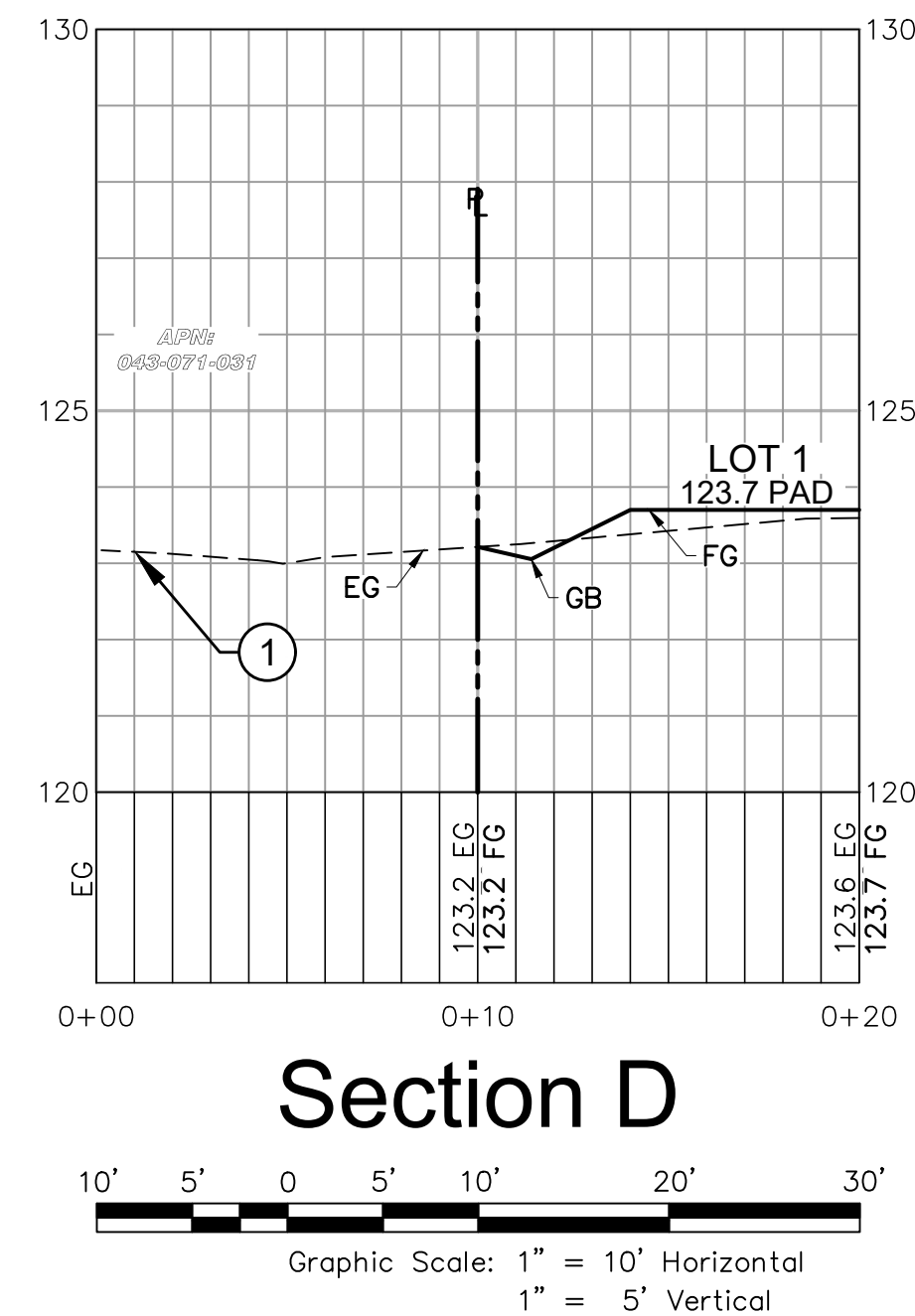
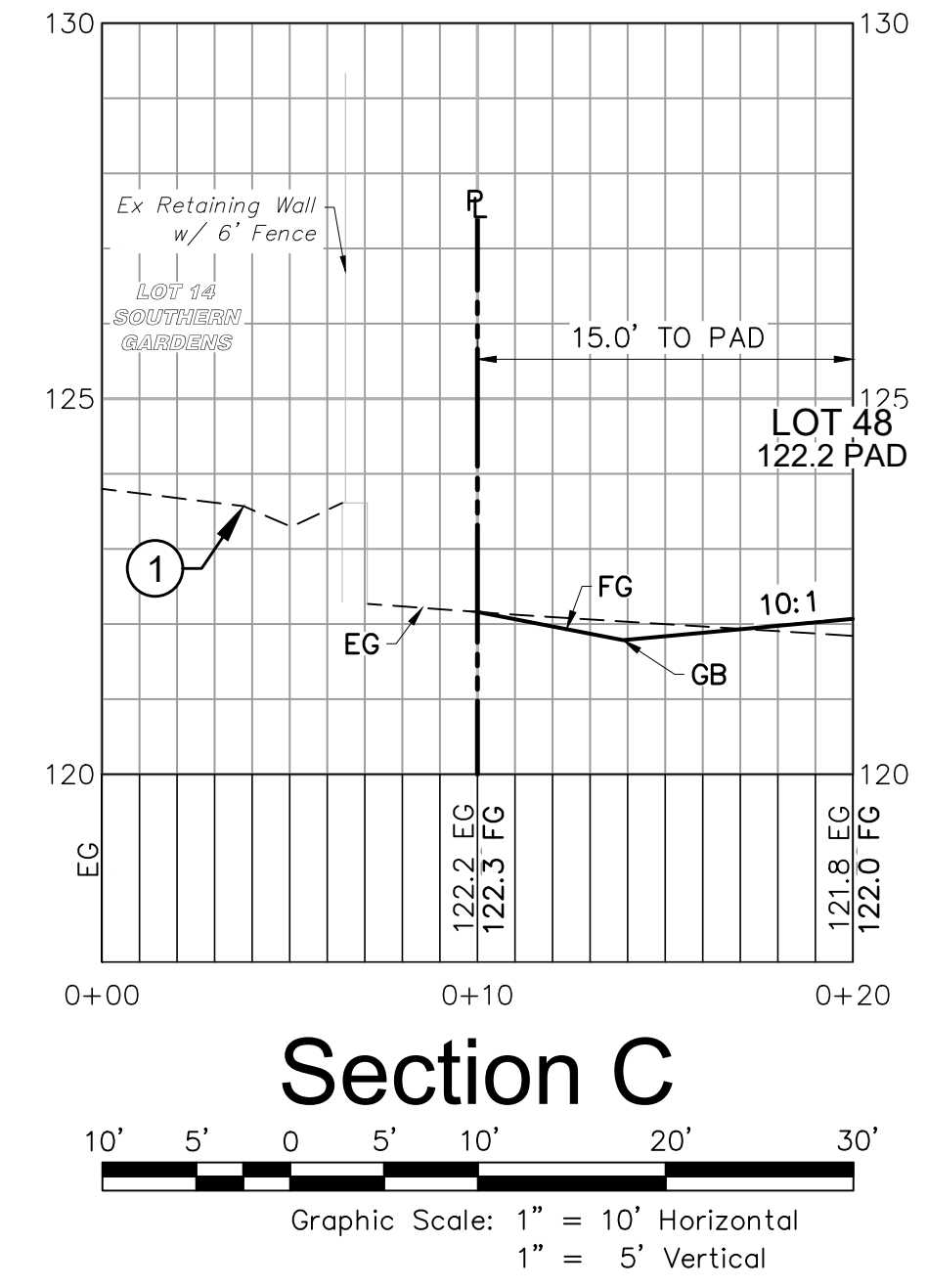
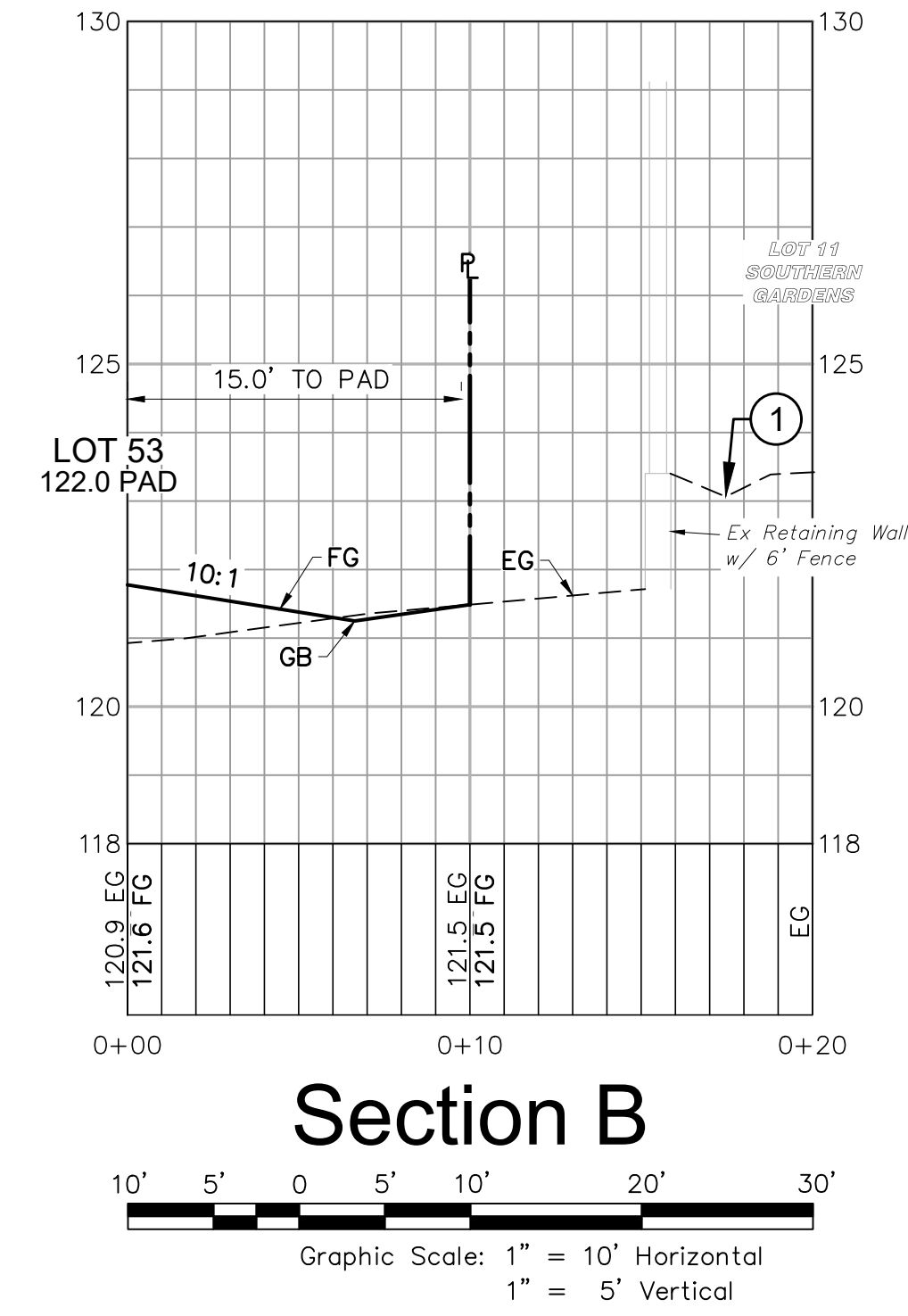
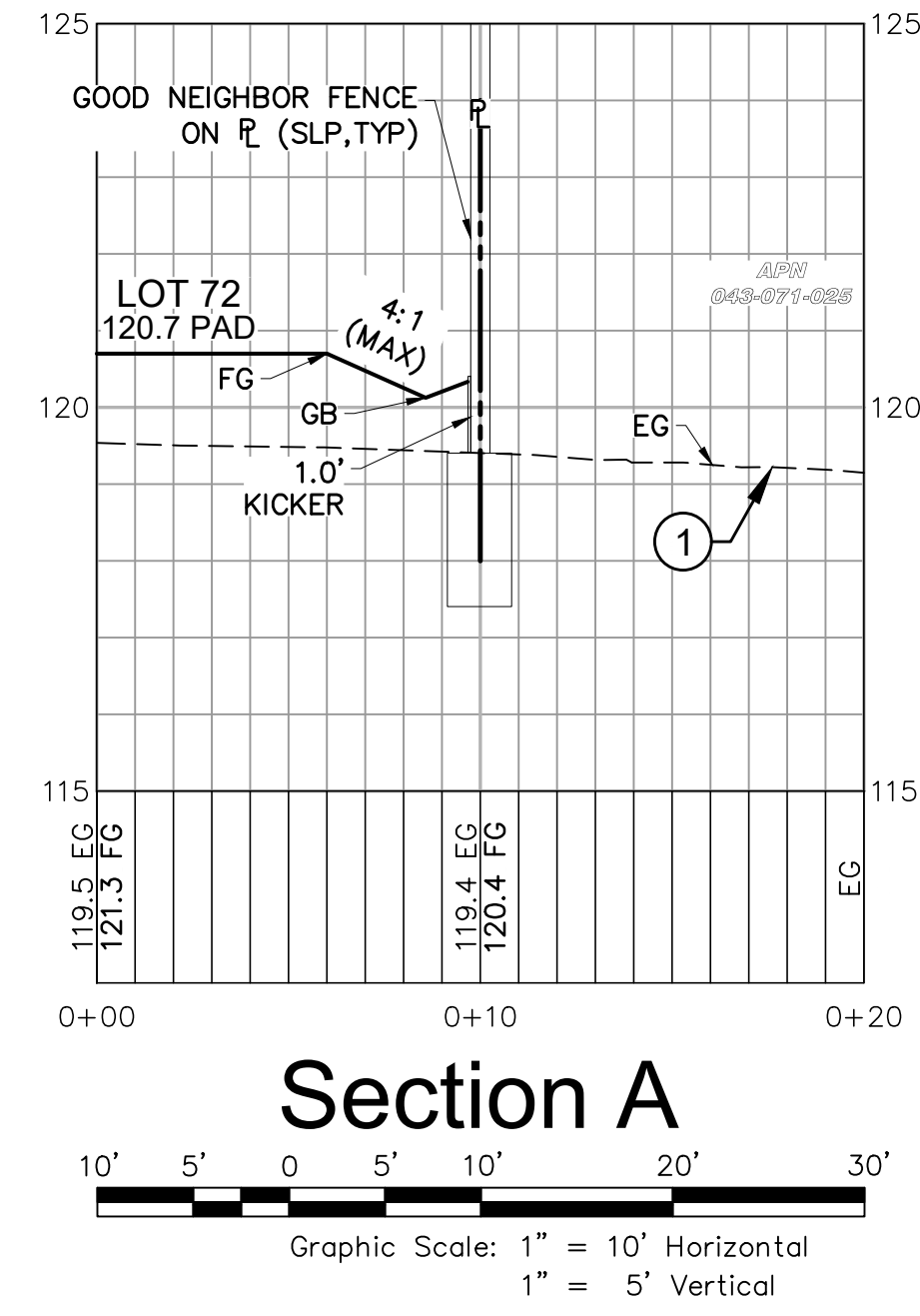
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Revisions: [Table with columns: No., Date, Description, Approved]

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KEY NOTES:

- ① EG & EXISTING FEATURES ON NEIGHBORING LOTS ARE SHOWN FOR REFERENCE ONLY

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