

GENERAL NOTES

- EXISTING AND PROPOSED ZONING IS PD-04-007-SR.
- GENERAL PLAN DESIGNATION IS LOW DENSITY RESIDENTIAL.
- WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
- PROPOSED SETBACKS ARE AS SHOWN ON THE DEVELOPMENT PLAN.
- RESIDENTIAL LOT AREAS:
SMALLEST 3,516 SF (LOT 71)
LARGEST 8,144 SF (LOT 105)
AVERAGE 4,254 SF
- PRESERVE AREA:
PARCEL C - 14.0 ACRES
- ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE, AND THE GEOTECHNICAL ENGINEERING REPORT.
- REMOVE ALL ON-SITE EXISTING FEATURES INCLUDING: STRUCTURES, CONCRETE AND FENCING, UNLESS OTHERWISE NOTED.
- THE EXISTING LEACHFIELD AND SEPTIC TANK SHALL BE LOCATED AND ABANDONED PER SONOMA COUNTY ENVIRONMENTAL HEALTH STANDARDS.
- THERE IS AN EXISTING WELL ONSITE, AND IT SHALL BE ABANDONED.
- ALL PROPOSED UTILITIES WITHIN RIGHT-OF-WAY SHALL BE PUBLIC.
- THE SUSMP FEATURES SHALL BE MAINTAINED BY A SPECIAL TAX DISTRICT OR AN HOA.
- NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE.
- SITE SOILS APPEAR SUITABLE FOR RESIDENTIAL DEVELOPMENT.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA REQUIREMENTS.
- STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
- SEWER LINE THAT DEVELOPMENT IS TRIBUTARY = SOUTH FULTON TRUNK LINE
EXISTING SEWAGE GENERATION - 406 GALLONS PER DAY
PROJECTED SEWAGE GENERATION - 0.044 MGD
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE.
- IT IS THE INTENT OF THE DEVELOPER TO FILE PHASED FINAL MAPS FOR THE SUBDIVISION.
- THE REVISIONS TO LOTS 93 THRU 108 IMPLEMENT TENTATIVE MAP (FILE NO. PRJ19-049) AS AMENDED BY THE CONDITIONS OF APPROVAL APPROVED BY THE PLANNING COMMISSION VIA THE ADOPTION OF RESOLUTION NO. 12057 ON MAY 27, 2021.
- THE AMENDED TENTATIVE MAP OVER THE PORTIONS OF LOTS 93 THRU 108 SHALL NOT INVALIDATE THE APPROVED TENTATIVE MAP (FILE NO. PRJ19-049) OR ANY OF ITS CONDITIONS, MITIGATIONS OR RESTRICTIONS ADOPTED AS PART OF ITS APPROVAL OF THE PROJECT AND SHALL REMAIN IN FORCE AND EFFECT AS TO THE PORTIONS OF TENTATIVE MAP (FILE NO. PRJ19-049) THAT ARE NOT PROPOSED TO BE AMENDED THROUGH THIS AMENDED TENTATIVE MAP.

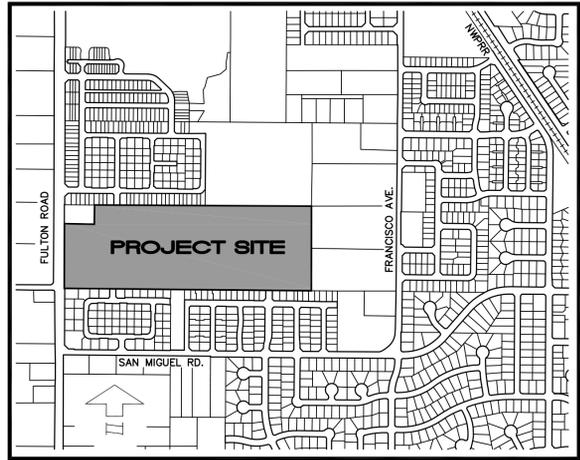
STONEBRIDGE SUBDIVISION

AMENDED TENTATIVE MAP

RECEIVED
By Susie Murray at 5:02 pm, Oct 25, 2022

ABBREVIATIONS

AB	AGGREGATE BASE	MGD	MILLION GALLONS PER DAY
AC	ASPHALT CONCETE	NO	NUMBER
ADU	ACCESSORY DWELLING UNIT	P	PARKING
APN	ASSESSOR'S PARCEL NUMBER	PL	PROPERTY LINE
BLDG	BUILDING	PLNTR	PLANTER
BO	BLOWOFF	PSDE	PRIVATE STORM DRAIN EASEMENT
BSL	BUILDING SETBACK LINE	PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE	R	RADIUS
C&G	CURB AND GUTTER	R/W	RIGHT OF WAY
DI	DRAIN INLET	S	GRADE SLOPE
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DWY	DRIVEWAY	SDCB	STORM DRAIN CATCH BASIN
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SS	SANITARY SEWER
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEAN OUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST	STREET
FL	FLOWLINE	STD	STANDARD
GB	GRADE BREAK	SW	SIDEWALK
GSL	GARAGE SETBACK LINE	SWE	SIDEWALK EASEMENT
GV	GATE VALVE	T	TRAVEL WAY
HP	HIGH POINT	TC	TOP OF CURB
IFO	IN FAVOR OF	TYP	TYPICAL
IG	INVERT GRADE	WM	WATER MAIN
L	LENGTH	WS	WATER METER
LAT	LATERAL		WATER SERVICE
LL	LOT LINE		
LP	LOW POINT		
LT	LIGHT		



LOCATION MAP NO SCALE

BENCHMARK

NAME: E108 ELEVATION: 136.784
DESCRIPTION: SAN MIGUEL AVE. AND FRANCISCO AVE;
CITY DISK IN MONUMENT 10 FT. WEST AND 8 FT. NORTH CL INTERSECTION
CITY OF SANTA ROSA DATUM

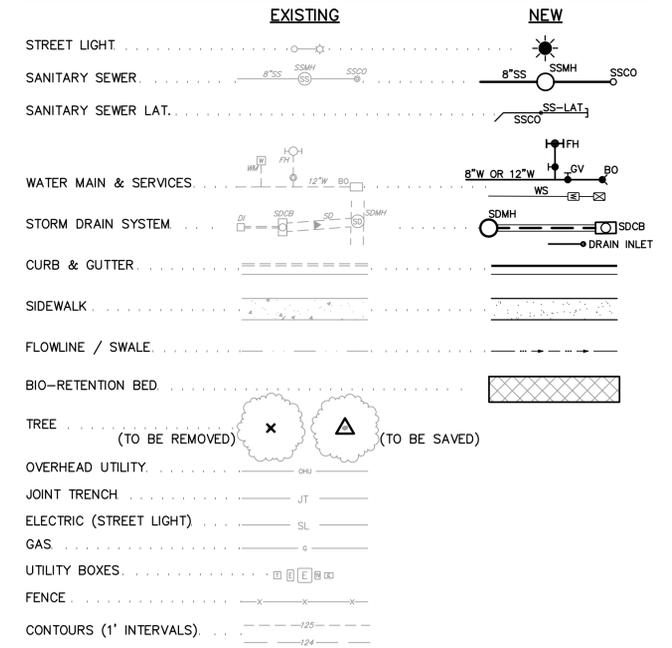
OWNER / DEVELOPER

WOODSIDE HOLDINGS, LP C/O DAVID JACOBSON 434 LAS GALLINAS AVE., PMB 355 SAN RAFAEL, CA 94903 (415) 306-1687	PARAMOUNT HOMES C/O PETER HELLMANN 1615 BONANZA STREET, SUITE 314 WALNUT CREEK, CA 94596 (510) 612-2027
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ENGINEER SURVEYOR

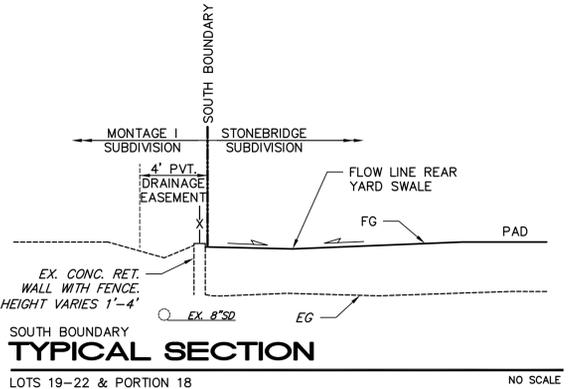
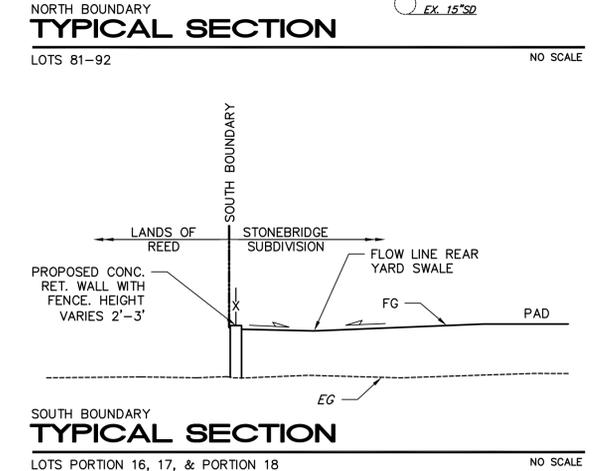
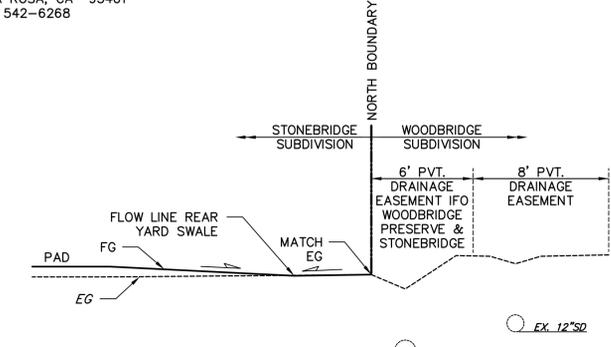
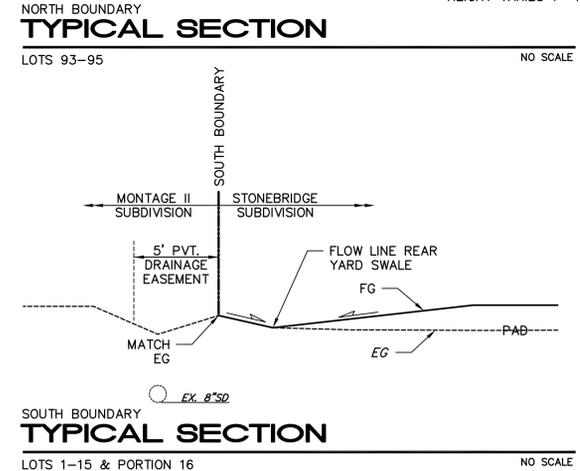
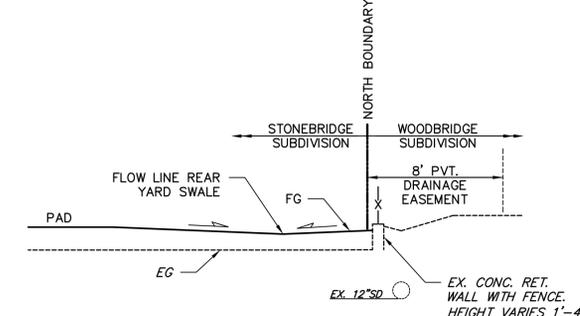
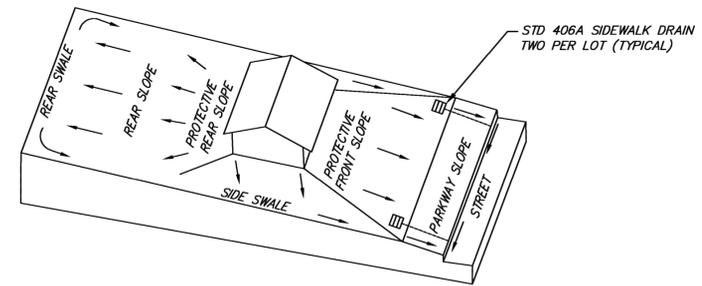
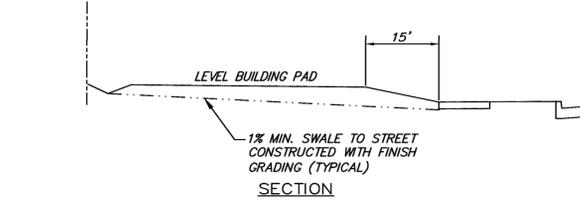
CIVIL DESIGN CONSULTANTS, INC. 2200 RANGE AVENUE, SUITE 204 SANTA ROSA, CA 95403 (707) 542-4820	QINQUINI & PASSARINO, INC. 1360 NORTH DUTTON AVE., STE 150 SANTA ROSA, CA 95401 (707) 542-6268
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LEGEND



SHEET INDEX

- AMENDED COVER SHEET
- AMENDED TENTATIVE MAP - OVERALL SITE PLAN
- AMENDED TENTATIVE MAP - RESIDENTIAL SITE PLAN
- AMENDED TENTATIVE MAP - GRADING AND UTILITY PLAN



DATE _____

ANDREW BORDESSA
REGISTERED PROFESSIONAL ENGINEER # 11801 CIVIL
No. 34368

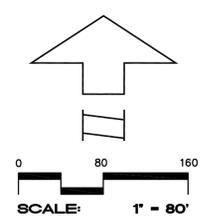
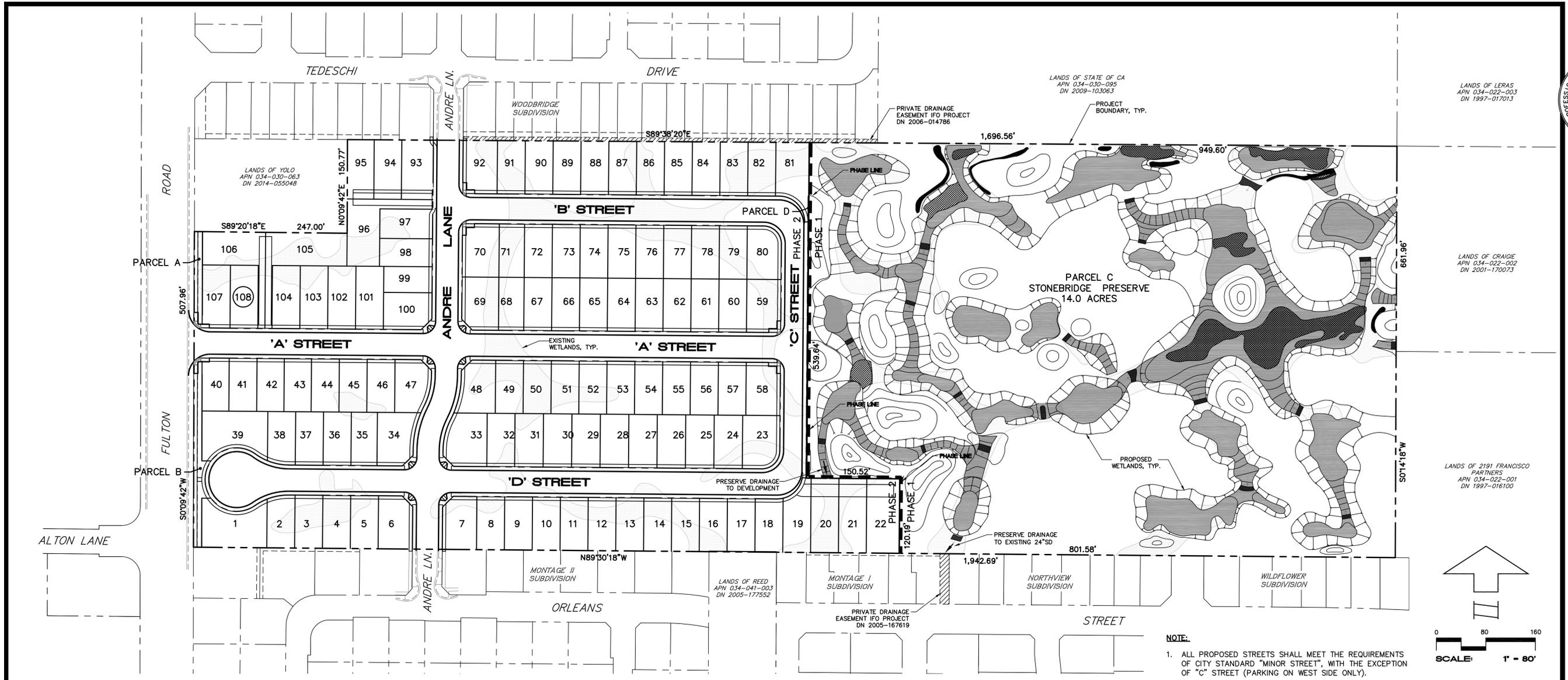
CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

AMENDED COVER SHEET
STONEBRIDGE SUBDIVISION
286 ACRES
4 PARCELS
FEBRUARY 2022

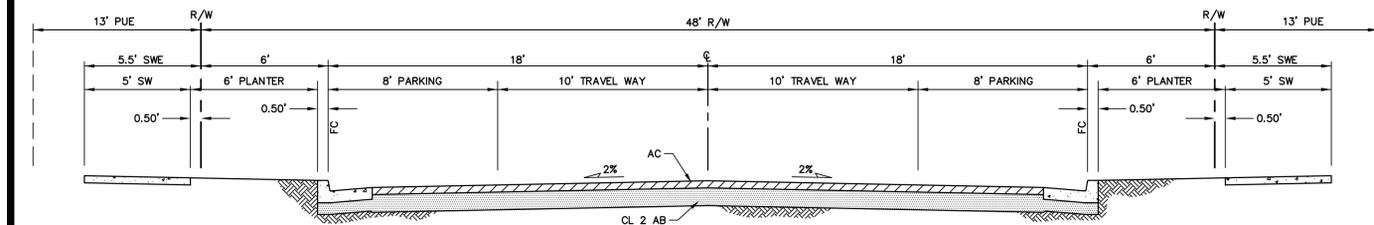
DN 2012-003962
APN 034-030-070

2220 FULTON ROAD
SANTA ROSA, CALIFORNIA

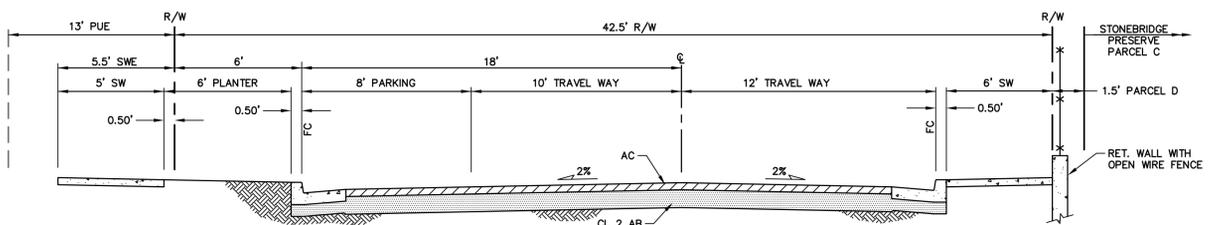
JOB NO. 17-114
SHEET NO. 1
OF 4 SHEETS



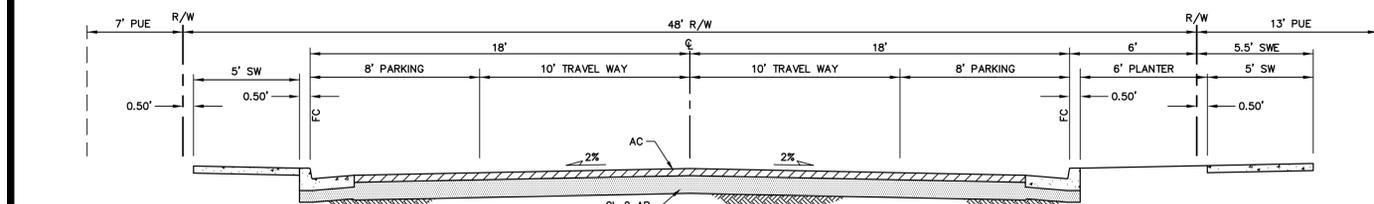
NOTE:
 1. ALL PROPOSED STREETS SHALL MEET THE REQUIREMENTS OF CITY STANDARD "MINOR STREET", WITH THE EXCEPTION OF "C" STREET (PARKING ON WEST SIDE ONLY).



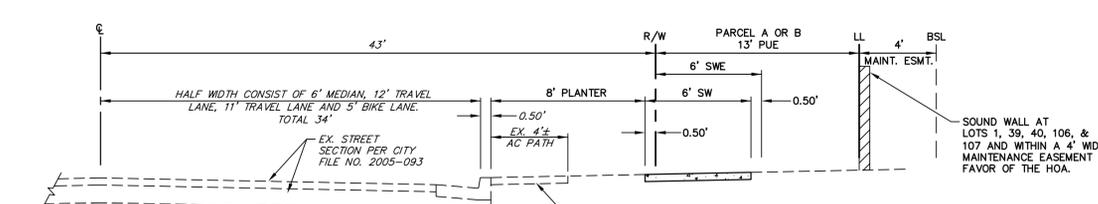
MINOR STREET - PUBLIC
ROADWAY TYPICAL SECTION
 ANDRE LANE, 'A', 'B' AND 'D' STREET
 NO SCALE



MINOR STREET - PUBLIC
ROADWAY TYPICAL SECTION
 'C' STREET
 NO SCALE



MINOR STREET - PUBLIC
ROADWAY TYPICAL SECTION
 ANDRE LANE (NORTH OF B STREET)
 NO SCALE



PARKWAY - PUBLIC
ROADWAY TYPICAL SECTION
 FULTON ROAD
 NO SCALE

DATE

ANDREW BORDESSA
 No. 34368
 CIVIL ENGINEER
 STATE OF CALIFORNIA

CIVIL DESIGN CONSULTANTS, INC.

2200 Range Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

**AMENDED TENTATIVE MAP - OVERALL SITE PLAN
 STONEBRIDGE SUBDIVISION**

2200 FULTON ROAD
 SANTA ROSA, CALIFORNIA

DN 2012-003962
 APN 034-030-070

28.6 ACRES
 108 LOTS
 4 PARCELS
 FEBRUARY 2022

JOB NO.
17-114

SHEET NO.
2

OF 4 SHEETS



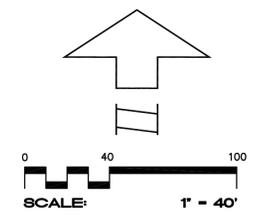
- NOTES:**
- ALL PROPOSED STREETS SHALL MEET THE REQUIREMENTS OF CITY STANDARD "MINOR STREET", WITH THE EXCEPTION OF "C" STREET (PARKING ON WEST SIDE ONLY). SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS.
 - SEE SHEET 2 FOR COMPLETE BOUNDARY INFORMATION.
 - SOUND WALL TO BE LOCATED ALONG THE WEST SIDE OF LOTS 1, 39, AND 40 AND ALONG THE WEST PROPERTY LINE OF LOTS 106 AND 107 PER THE MND. SOUND WALLS TO BE MAINTAINED BY THE HOA.
 - LOTS 93-105 AND THE LOCATION OF A COMMON DRIVEWAY HAVE BEEN REVISED TO ACCOMMODATE THE ADDITION OF LOTS 106 THRU 108 WITHIN THE APPROXIMATE AREA PREVIOUSLY APPROVED AS PARCEL A.

PARCEL AREA TABLE

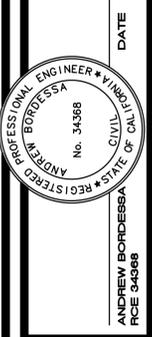
PARCEL	PARCEL SIZE SQ. FT.
A	1,809
B	4,273
C	610,284
D	679

LOT AREA TABLE

LOT NO.	LOT SIZE SQ. FT.														
1	7,127	16	3,863	31	3,957	46	3,848	61	3,848	76	3,871	91	3,867	106	6,613
2	3,765	17	3,864	32	3,871	47	4,566	62	3,848	77	3,871	92	4,583	107	4,517
3	3,843	18	3,870	33	5,617	48	4,824	63	3,848	78	3,871	93	4,880	108	4,568
4	3,844	19	4,697	34	5,108	49	3,848	64	3,848	79	3,871	94	4,262		
5	3,845	20	5,405	35	3,620	50	3,848	65	3,848	80	4,594	95	4,117		
6	4,590	21	5,406	36	3,871	51	3,848	66	3,848	81	5,295	96	7,021		
7	4,594	22	6,445	37	3,871	52	3,848	67	3,848	82	3,897	97	4,064		
8	3,852	23	5,024	38	3,795	53	3,848	68	3,494	83	3,894	98	3,848		
9	3,853	24	3,957	39	7,270	54	3,848	69	4,947	84	3,890	99	3,848		
10	3,854	25	3,957	40	3,662	55	3,848	70	4,926	85	3,887	100	4,529		
11	3,856	26	3,957	41	3,848	56	3,848	71	3,516	86	3,884	101	4,568		
12	3,857	27	3,957	42	3,762	57	3,848	72	3,871	87	3,880	102	4,568		
13	3,859	28	3,957	43	3,762	58	4,545	73	3,871	88	3,877	103	4,568		
14	3,860	29	3,957	44	3,848	59	4,538	74	3,871	89	3,874	104	4,568		
15	3,861	30	3,957	45	3,848	60	3,848	75	3,871	90	3,870	105	8,144		



SEE SHEET 2



CIVIL DESIGN CONSULTANTS, INC.
 2200 Range Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

AMENDED TENTATIVE MAP - RESIDENTIAL SITE PLAN
STONEBRIDGE SUBDIVISION
 28.6 ACRES
 108 LOTS
 4 PARCELS
 FEBRUARY 2022

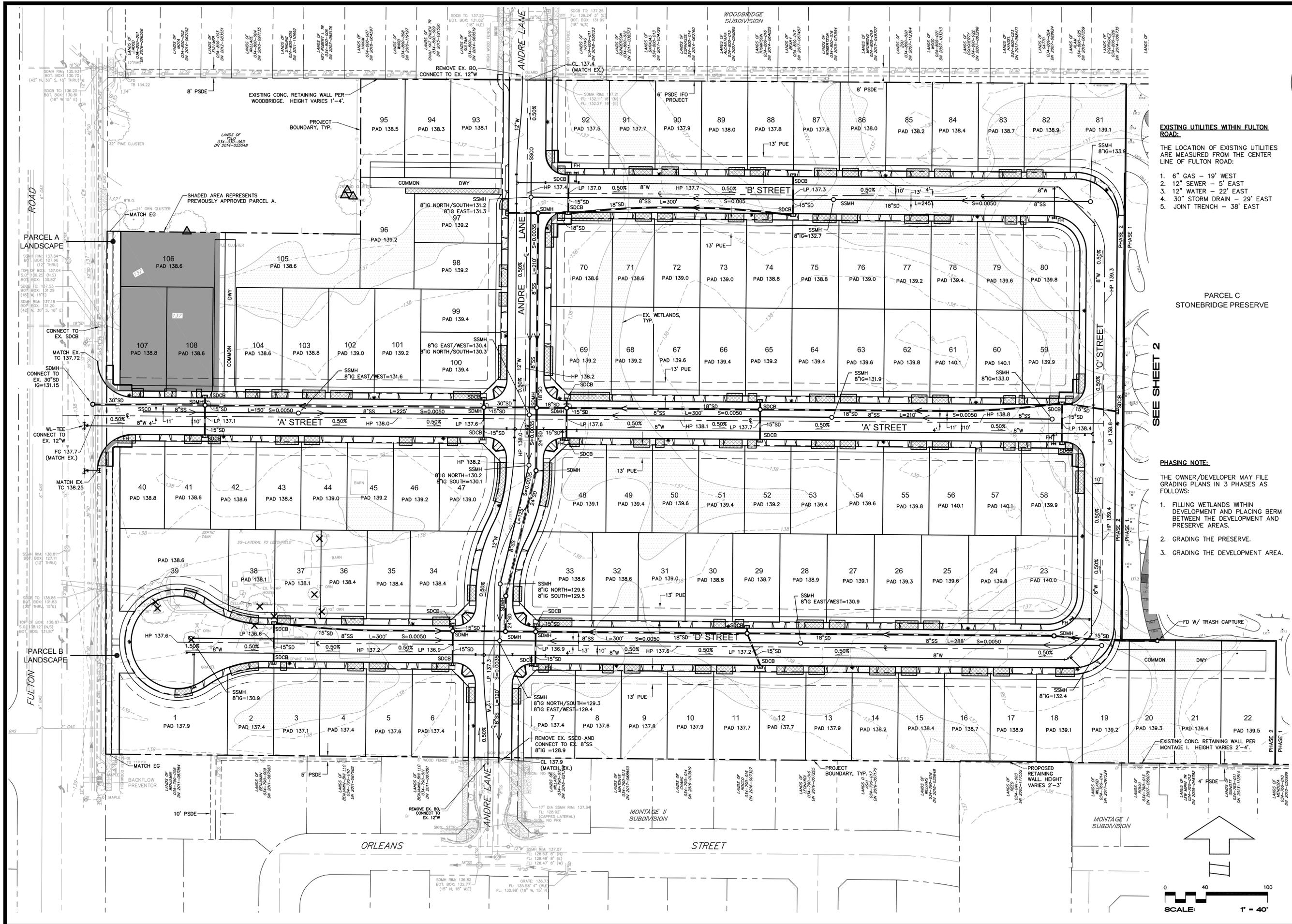
JOB NO. 17-114
 SHEET NO.

3

OF 4 SHEETS

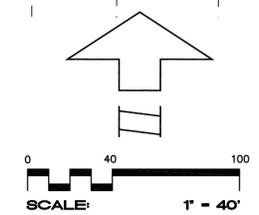
ANDREW BORDEZZA
 PCE 34368
 DATE

2220 FULTON ROAD
 SANTA ROSA, CALIFORNIA
 DN 2012-003962
 APN 034-030-070



- EXISTING UTILITIES WITHIN FULTON ROAD:**
- THE LOCATION OF EXISTING UTILITIES ARE MEASURED FROM THE CENTER LINE OF FULTON ROAD:
1. 6" GAS - 19' WEST
 2. 12" SEWER - 5' EAST
 3. 12" WATER - 22' EAST
 4. 30" STORM DRAIN - 29' EAST
 5. JOINT TRENCH - 38' EAST

- PHASING NOTE:**
- THE OWNER/DEVELOPER MAY FILE GRADING PLANS IN 3 PHASES AS FOLLOWS:
1. FILLING WETLANDS WITHIN DEVELOPMENT AND PLACING BERM BETWEEN THE DEVELOPMENT AND PRESERVE AREAS.
 2. GRADING THE PRESERVE.
 3. GRADING THE DEVELOPMENT AREA.



REGISTERED PROFESSIONAL ENGINEER - CIVIL
 ANDREW BORDESSA
 No. 34368
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 DATE

CIVIL DESIGN CONSULTANTS, INC.
 2200 Range Avenue, Suite 204
 Santa Rosa, CA 95403
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AMENDED TENTATIVE MAP - GRADING AND UTILITY PLAN
STONEBRIDGE SUBDIVISION
 2200 FULTON ROAD
 SANTA ROSA, CALIFORNIA
 DN 2012-003962
 APN 034-030-070

JOB NO.
17-114

SHEET NO.
4

OF 4 SHEETS