

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	ASSESSORS' PARCEL NUMBER
BM	BENCHMARK
CB	CATCH BASIN
CL	CLASS
CO	CENTERLINE
CR	CLEAROUT
DI	DROP INLET
DN	DOCUMENT NUMBER
DW	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
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
Meadows, 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

James L. Jensen RCE 73042
Adobe Associates, Inc.
1220 N Dutton Avenue
Santa Rosa, California 95401
Phone: (707) 541-2300
Fax: (707) 541-2301

LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	CURB & GUTTER
SSMH	---	SANITARY SEWER & MANHOLE
W	W	WATER MAIN & GATE VALVE
---	---	FIRE HYDRANT
---	---	STORM DRAIN & CATCH BASIN (CB)
(H)	---	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.

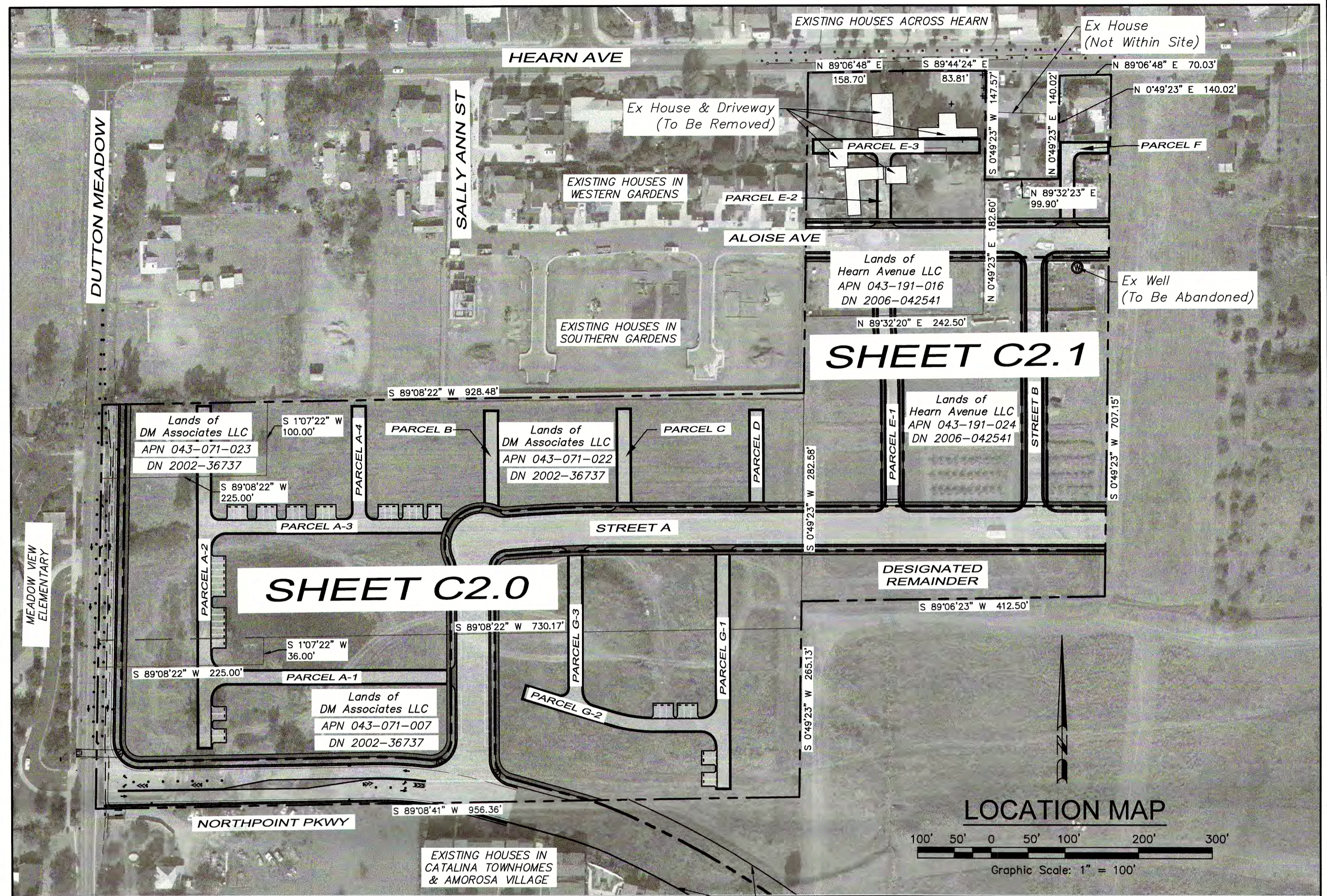
SHEET INDEX

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

BOUNDARY DESCRIPTION

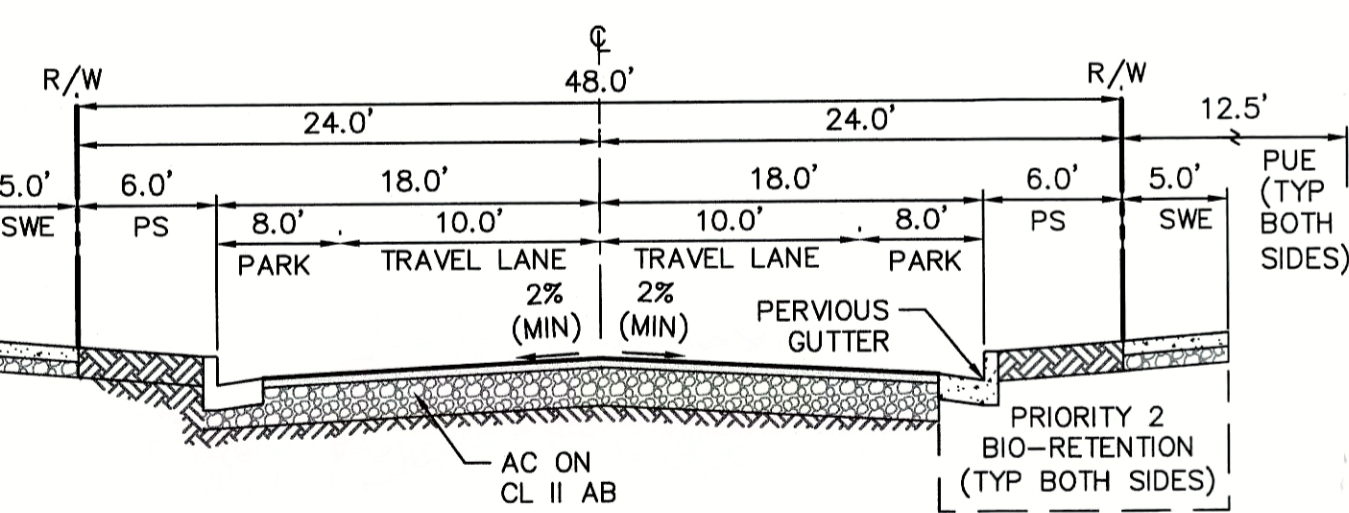
BEING A PORTION OF THE RANCHO LLANO DE SANTA ROSA, LOCATED IN TOWNSHIP 7 NORTH, RANGE 8 WEST, M.D.B & M.

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



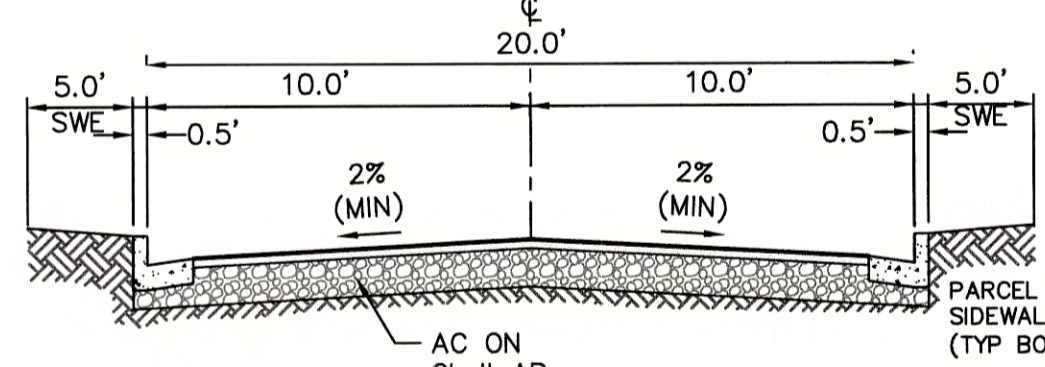
SITE INFORMATION

TOTAL NO. OF LOTS:	130
SITE AREA:	18.40 ACRES
Smallest Lot Size:	3036 SF (Lot 58)
Largest Lot Size:	6898 SF (Lot 52)
Average Lot Size:	4061 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



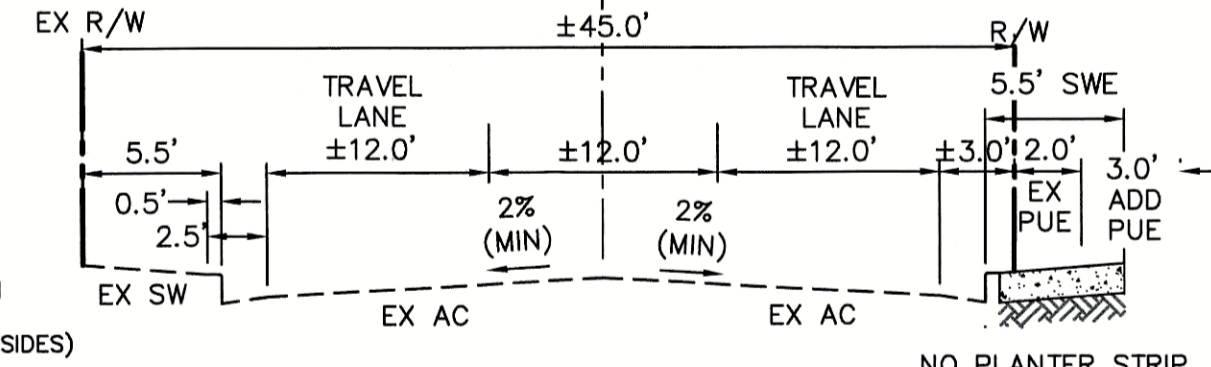
ALOISE SECTION (PUBLIC)

NTS



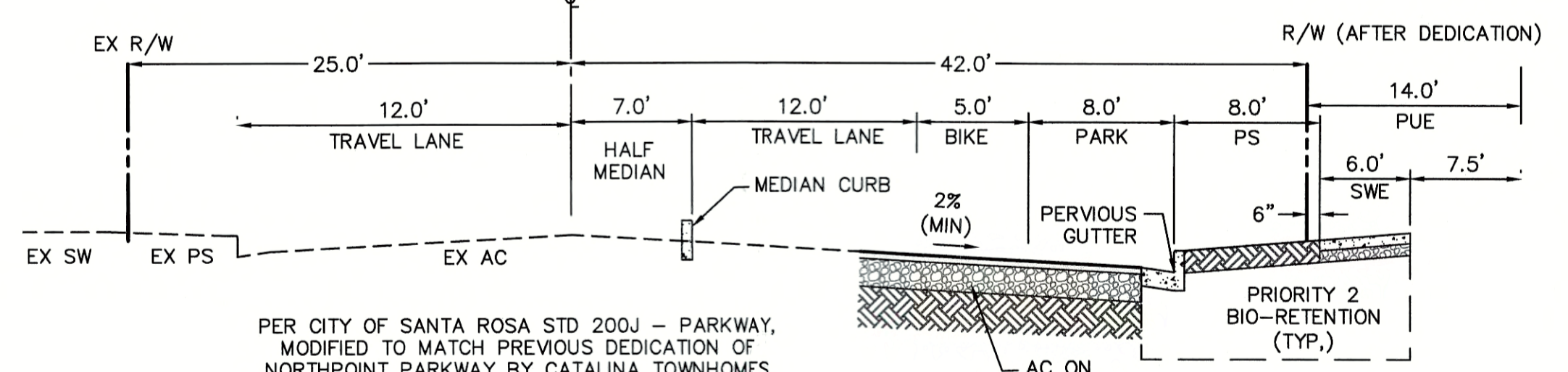
LETTERED PARCELS (PRIVATE) DRIVEWAY SECTION

NTS



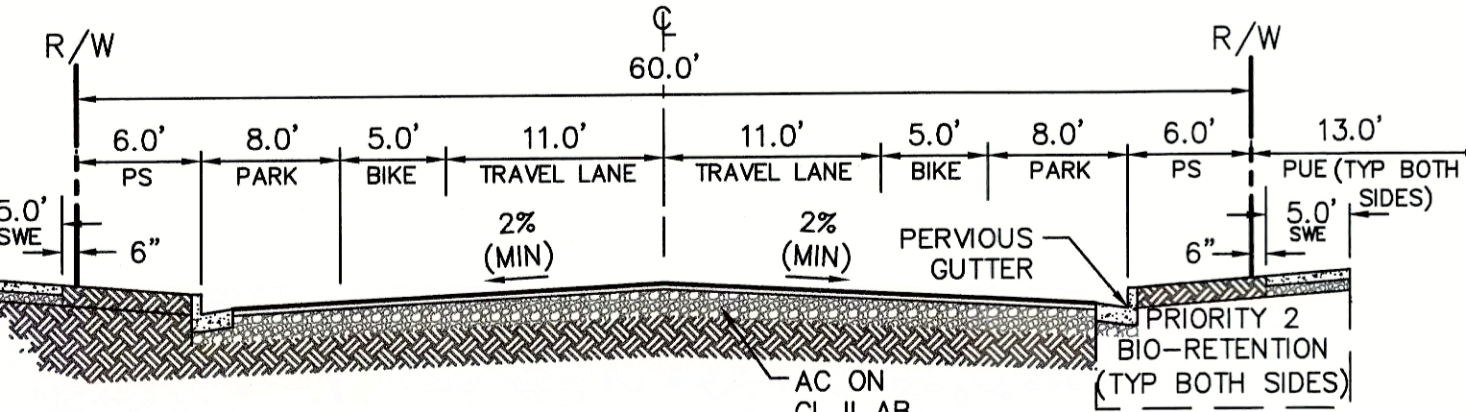
HEARN AVE SECTION (PUBLIC)

NTS



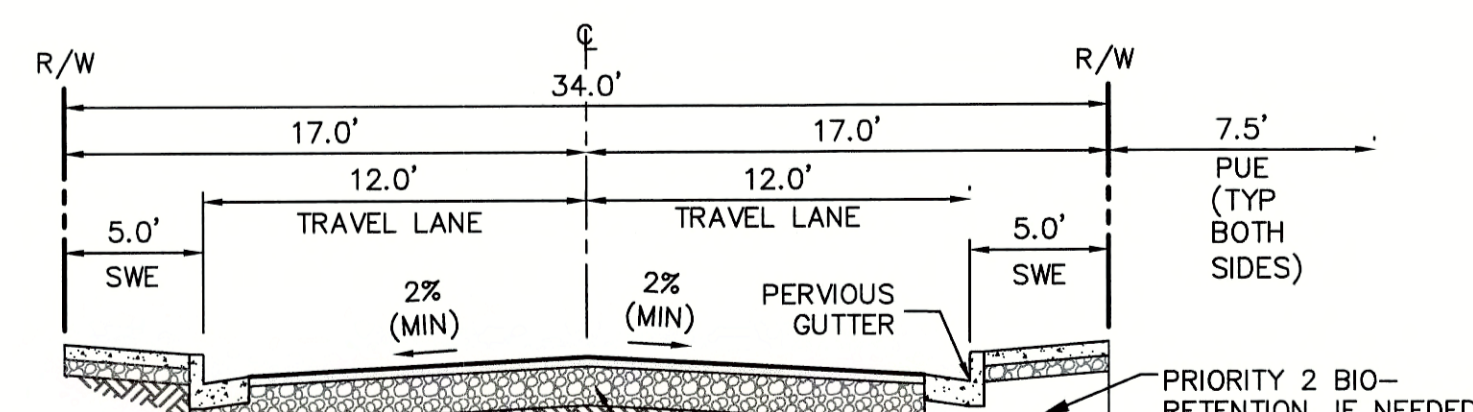
DUTTON MEADOW WIDENING SECTION (PUBLIC)

NTS



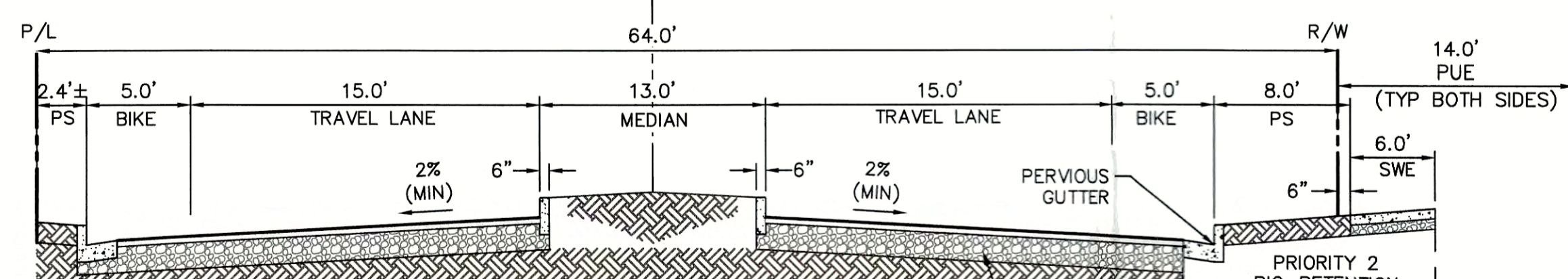
STREET A SECTION (PUBLIC)

NTS



STREET B SECTION (PUBLIC)

NTS



NORTHPOINT PARKWAY SECTION (PUBLIC)

NTS

No.	Date	Description	Approved

adobe associates, inc.
civil engineering / land surveying / wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeassoc.com

David R. Brown, RCE 41833
My license expires 3/31/2020

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

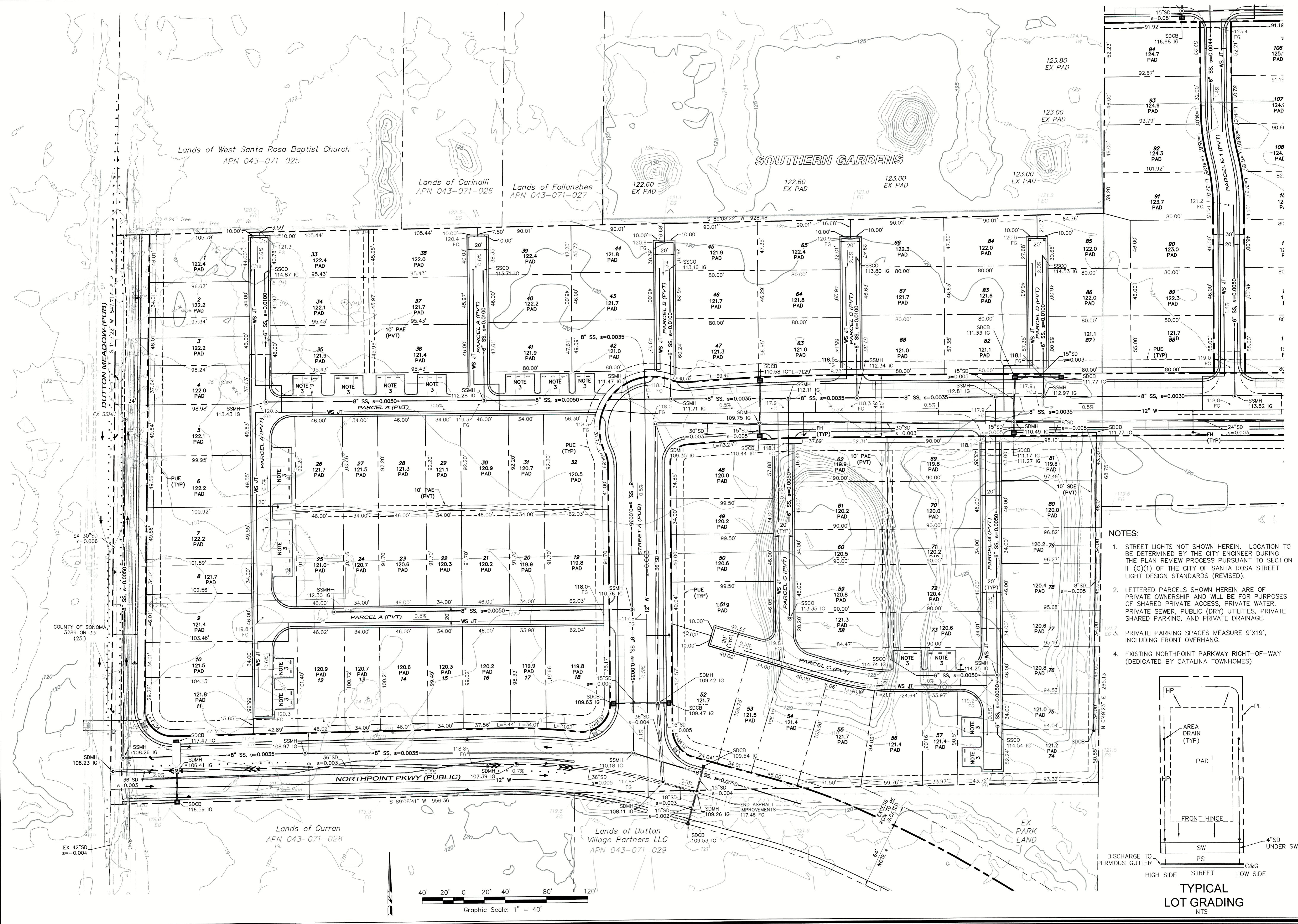
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Date:	NOVEMBER 26, 2018
Design by:	JRG/DM
Drawn by:	AAI
Checked by:	JLJ

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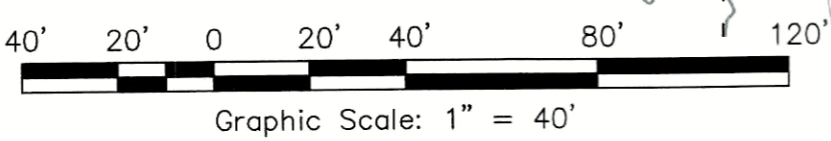
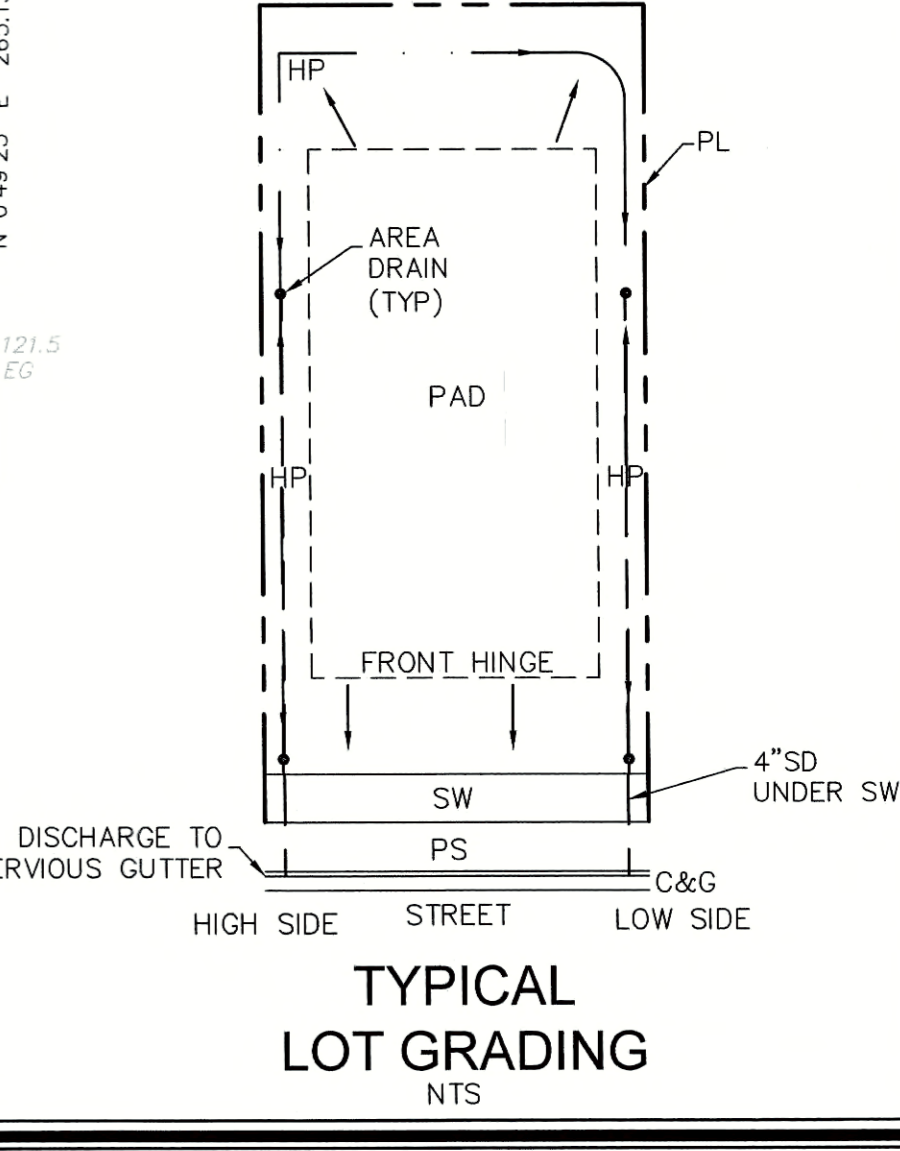
1 of 3 Sheets
Job 18066

ATTACHMENT 4

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- NOTES:**
- 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).
 - LETTERED PARCELS SHOWN HEREIN ARE OF PRIVATE OWNERSHIP AND WILL BE FOR PURPOSES OF SHARED PRIVATE ACCESS, PRIVATE WATER, PRIVATE SEWER, PUBLIC (DRY) UTILITIES, PRIVATE SHARED PARKING, AND PRIVATE DRAINAGE.
 - PRIVATE PARKING SPACES MEASURE 9'X19', INCLUDING FRONT OVERHANG.
 - EXISTING NORTHPOINT PARKWAY RIGHT-OF-WAY (DEDICATED BY CATALINA TOWNHOMES)



No.	Date	Description	Approved

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 "A Service You Can Count On!"

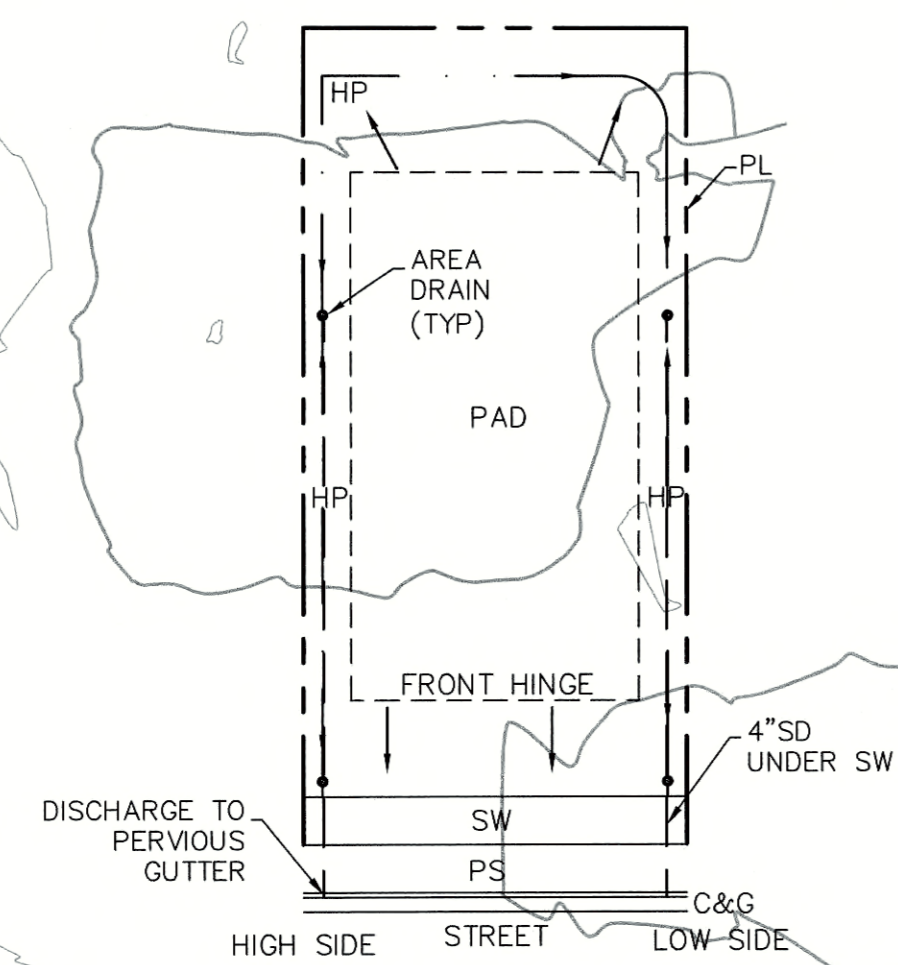
DAVID R. BROWN
 PROFESSIONAL ENGINEER - CIVIL
 No. 41833
 Exp. 3/31/2020
 My license expires 3/31/2020

DUTTON MEADOWS
 GRADING, DRAINAGE AND UTILITIES PLAN
 2650, 2666, 2684 DUTTON MEADOW
 1112, 1200 HEARN AVENUE
 Santa Rosa, California
 APN 043-071-007, 022, 023

SCALE: AS NOTED
 Date: NOVEMBER 26, 2018
 Design by: TRG/CM
 Drawn by: AAI
 Checked by: JLU

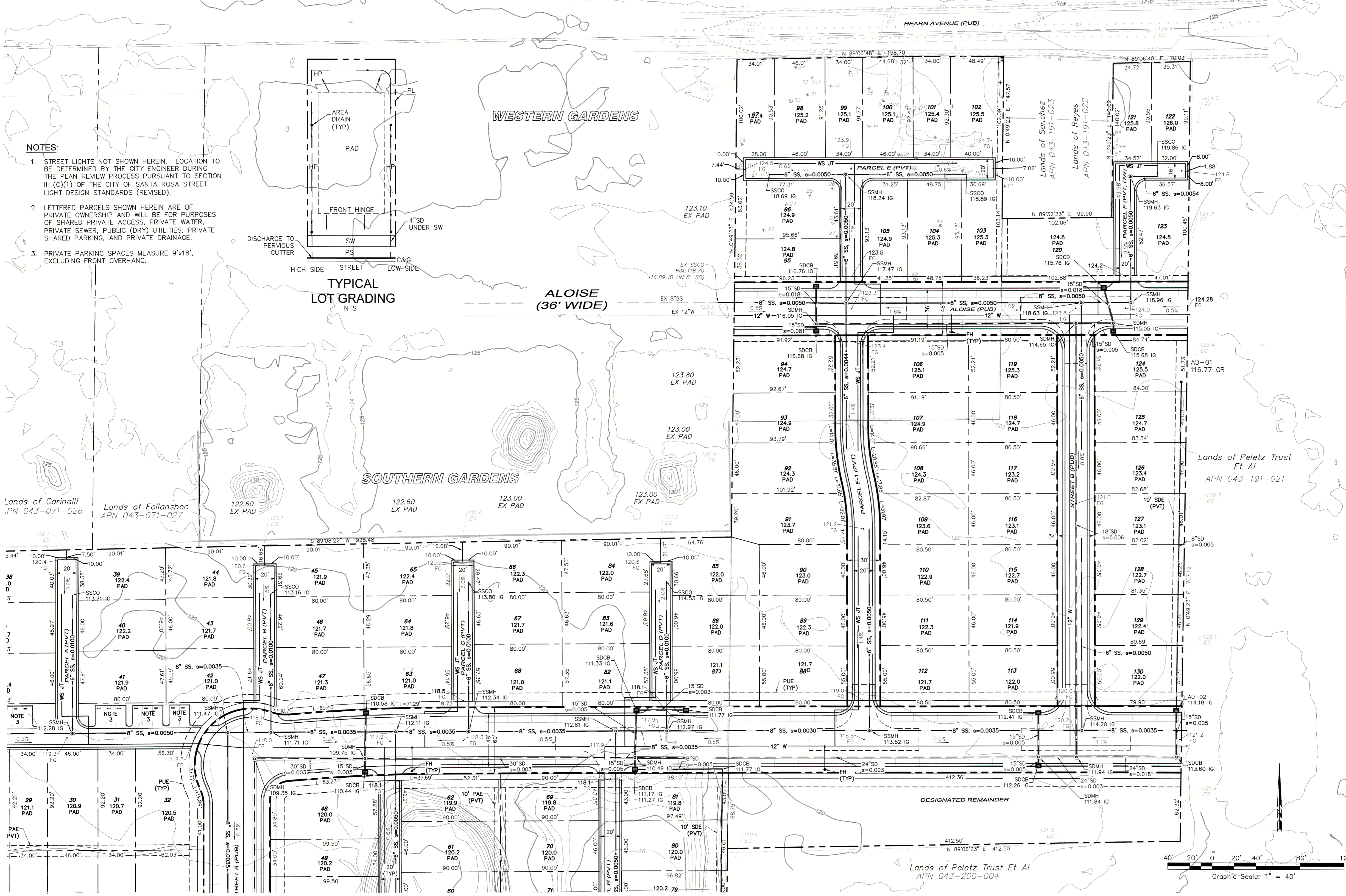
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 2 of 3 Sheets
 Job 18066

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 3. PRIVATE PARKING SPACES MEASURE 9'x18', EXCLUDING FRONT OVERHANG.



TYPICAL LOT GRADING NTS

ALOISE (36' WIDE)



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Revisions

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 3 of 3 Sheets
 Job 18066