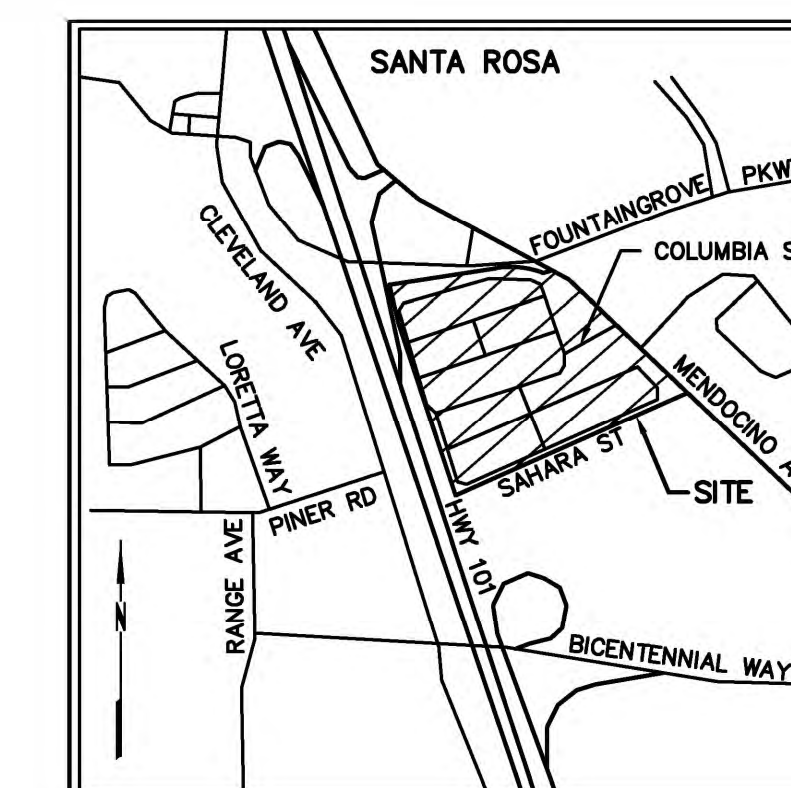


Attachment 3

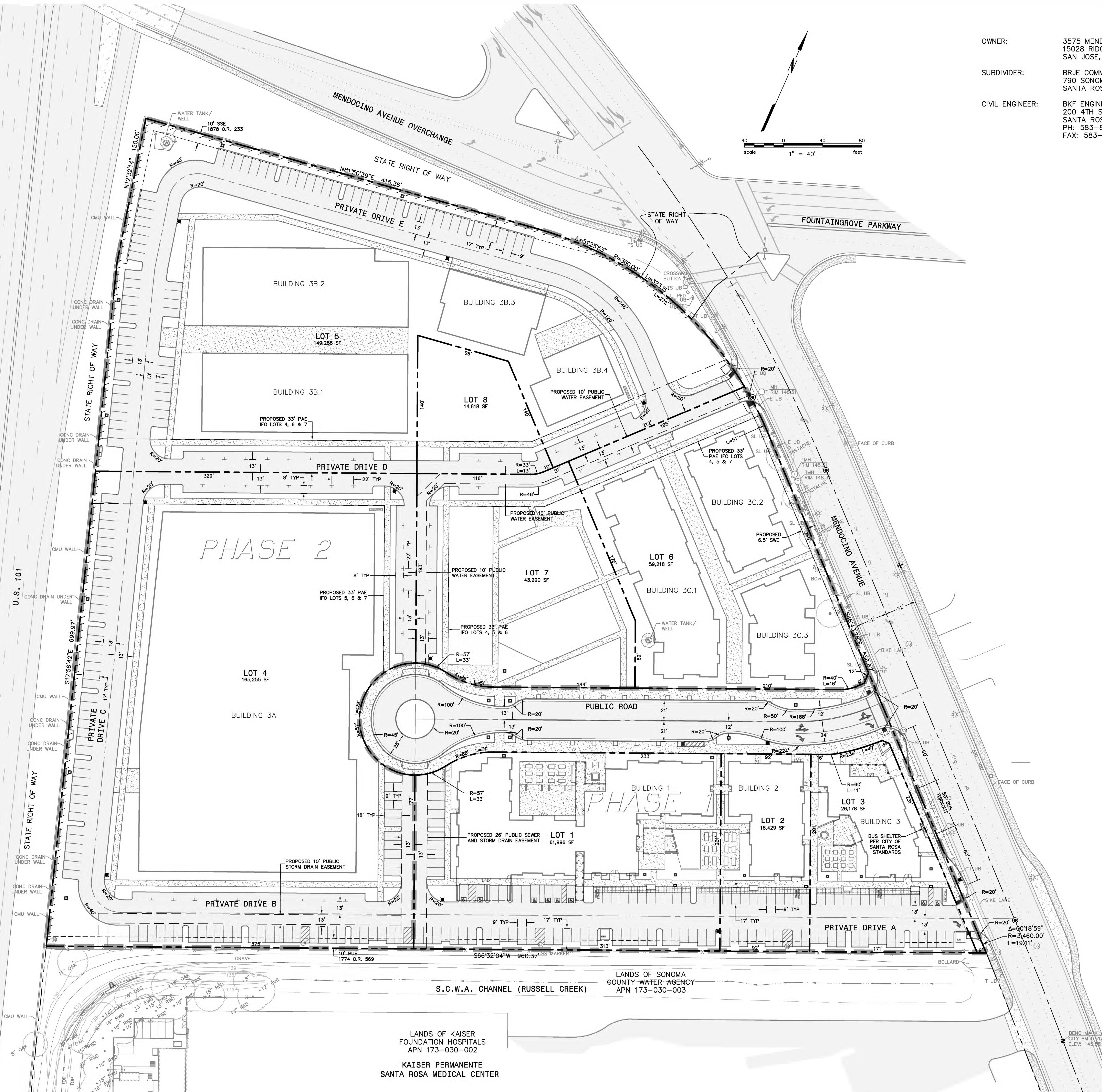
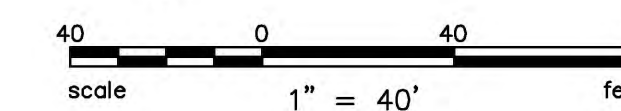


VICINITY MAP
NOT TO SCALE

OWNER: 3575 MENDOCINO AVENUE, ASSOCIATES, LLC.
15028 RIDGETOP DRIVE
SAN JOSE, CA 95127

SUBDIVIDER: BRJE COMMUNITIES LLC
790 SONOMA AVENUE
SANTA ROSA, CA. 95404

CIVIL ENGINEER: BKF ENGINEERS
200 4TH ST, STE. 300
SANTA ROSA, CA. 95401
PH: 583-8500
FAX: 583-8539



GENERAL NOTES

THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE CITY OF SANTA ROSA ZONING CODE, GENERAL PLAN AND DESIGN & CONSTRUCTION STANDARDS OR AS MODIFIED BY THIS TENTATIVE MAP AND AS APPROVED BY THE REVIEWING AGENCY.

WATER SUPPLY -----CITY OF SANTA ROSA

SEWAGE DISPOSAL -----CITY OF SANTA ROSA

PRESENT ZONING -----RR-40-RC

PROPOSED ZONING -----TV-R-RC & SH
(AFFORDABLE HOUSING ONLY)

THIS SUBDIVISION IS NOT WITHIN AN AREA DESIGNATED AS A HIGH FIRE SEVERITY ZONE.

GRADING NOTES

SOILS ON THIS SITE ARE NOT ANTICIPATED TO PROHIBIT THIS TYPE OF DEVELOPMENT.

THE ENGINEER AND DEVELOPER ARE NOT AWARE OF HAZARDOUS MATERIALS ON THIS SITE.

FEMA FLOOD MAPS REVEAL THAT THE SITE IS NOT SUBJECT TO INUNDATION.

STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH THE MUNICIPALITY STANDARDS.

PROVISIONS FOR EROSION CONTROL WILL BE INCORPORATED INTO THIS PROJECT.

UTILITY NOTES

EXISTING SEWER AND WATER SERVICES WHICH WILL NOT BE USED WITH THESE SUBDIVISION IMPROVEMENTS WILL BE ABANDONED AT THE MAIN IN ACCORDANCE WITH THE CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS.

EXISTING SEPTIC SYSTEMS WILL BE ABANDONED IN ACCORDANCE WITH PERMITS FROM THE CITY BUILDING DEPARTMENT AND THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.

EXISTING WELLS WILL BE ABANDONED (UNLESS OTHERWISE NOTED ON THESE DRAWINGS) IN ACCORDANCE WITH CITY WELL ORDINANCE AS ADMINISTERED BY THE CITY BUILDING OFFICIAL.

ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE UNDERGROUND.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS ON JULY 10, 2018.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM PUBLIC RECORD AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BENCHMARK: CITY OF SANTA ROSA BENCHMARK D-126, MENDOCINO AVENUE, 30-FOOT NORTH OF DAWSON ROAD; CITY DISK IN WELL MONUMENT, ON CENTERLINE OF MENDOCINO AVENUE AT PRC. ELEVATION: 145.583 (DATUM: NGVD 29).

BASIS OF BEARINGS: BETWEEN 2 1/2" BRASS DISKS IN MONUMENT WELLS AS DESIGNATED AND DELINEATED ON THAT RECORD OF SURVEY FILED IN BOOK 288 OF MAPS AT PAGE 22, SONOMA COUNTY RECORDS, AS SOUTH 46°43'29" EAST.

LOT SIZE SUMMARY

SMALLEST LOT..... 14,618 SF
LARGEST LOT..... 165,255 SF
AVERAGE LOT..... 67,284 SF

Planning and Economic
Development Department
Dated Received
September 23, 2020

SITE CONTEXT TENTATIVE MAP FOR 3575 MENDOCINO AVENUE 8 LOTS

BEING A SUBDIVISION OF THE LANDS OF 3575 MENDOCINO AVENUE ASSOCIATES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THAT GRANT DEED
FILED UNDER DOCUMENT NO. 2006-07510, SONOMA COUNTY RECORDS.

3575 MENDOCINO AVENUE
CITY OF SANTA ROSA, CALIFORNIA
APN 173-030-001
CONTAINING 13.28 ACRES

AUGUST 7, 2020





SYMBOLS & LEGEND

EXISTING	PROPOSED	DESCRIPTION
⊕	⊕	VALVE
⊕	⊕	BACKFLOW PREVENTION DEVICE
⊕	⊕	FIRE HYDRANT
⊕	⊕	LIGHT POLE
⊕	⊕	STREET SIGN
⊕	⊕	STREET LIGHT
⊕	⊕	UTILITY POLE
⊕	⊕	GUY ANCHOR
⊕	⊕	TREE
⊕	⊕	TREE TO BE REMOVED
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	RESTRICTED ACCESS
---	---	PHASE LINE
---	---	CENTERLINE
---	---	FLOW LINE
---	---	FENCE
---	---	SIZE" SS-LENGTH'
---	---	SANITARY SEWER
---	---	SIZE" SD-LENGTH'
---	---	STORM DRAIN
---	---	W
---	---	DOMESTIC WATER (PUBLIC)
---	---	4-INCH FIRE MAIN (PRIVATE)
---	---	OVERHEAD UTILITY LINE
---	---	UNDERGROUND ELECTRIC LINE
---	---	UNDERGROUND GAS LINE
---	---	ASPHALT
---	---	CONCRETE
---	---	DETECTABLE WARNING
---	---	BIOPREVENTION AREA
---	---	PERMEABLE PAVERS
⓪	⓪	KEYNOTE
⓪	⓪	CROSS SECTION IDENTIFICATION SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

±	MORE OR LESS	PAE	PRIVATE ACCESS EASEMENT
Δ	DELTA	PBLG	PUBLIC
AC	ASPHALT CONCRETE	PUE	PUBLIC UTILITY EASEMENT
APN	ASSESSOR'S PARCEL NUMBER	PRVT	PRIVATE
BM	BENCHMARK	R	RADIUS
BO	BLOWOFF	RW	RIGHT OF WAY
CONC	CONCRETE	RWD	REDWOOD
DI	DROP INLET	S±	SLOPE
DIA	DIAMETER	SD	STORM DRAIN
DN	DOCUMENT NUMBER	SDMH	STORM DRAIN MANHOLE
E	ELECTRIC	SF	SQUARE FEET
ELEV	ELEVATION	SL	STREETLIGHT
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ESMT	EASEMENT	SSCO	SANITARY SEWER CLEAN OUT
EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FF	FINISHED FLOOR	STD	STANDARD
FG	FINISHED GRADE	SWE	PUBLIC SIDEWALK EASEMENT
FW	FIRE WATER	TC	TOP FACE OF CURB
G	GAS	T	TELECOMMUNICATION LINE
IFO	IN FAVOR OF	TF	TRANSFORMER
INV	BOTTOM INSIDE OF PIPE	TS	TRAFFIC SIGNAL
L	LENGTH	TYP	TYPICAL
MH	MANHOLE	UB	UTILITY BOX
OR	OFFICIAL RECORDS	UP	UTILITY POLE
PAD	PAD GRADE	VL	VAULT
		W	WATER

DEMOLITION NOTE
 ALL EXISTING IMPROVEMENTS WITHIN THE PROJECT BOUNDARY ARE TO BE REMOVED, UNLESS NOTED OTHERWISE.
 TREES TO BE REMOVED AS SHOWN.

EXISTING CONDITIONS TENTATIVE MAP FOR 3575 MENDOCINO AVENUE 8 LOTS

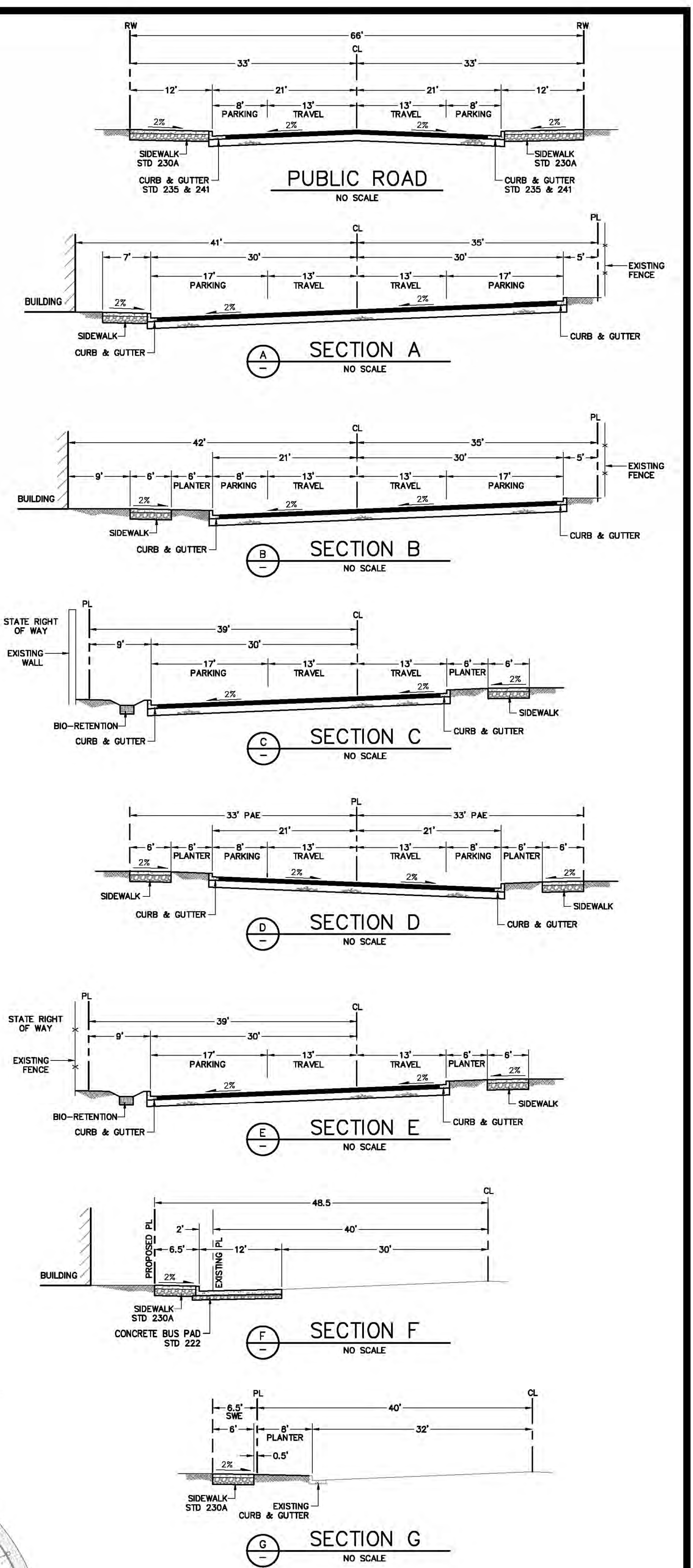
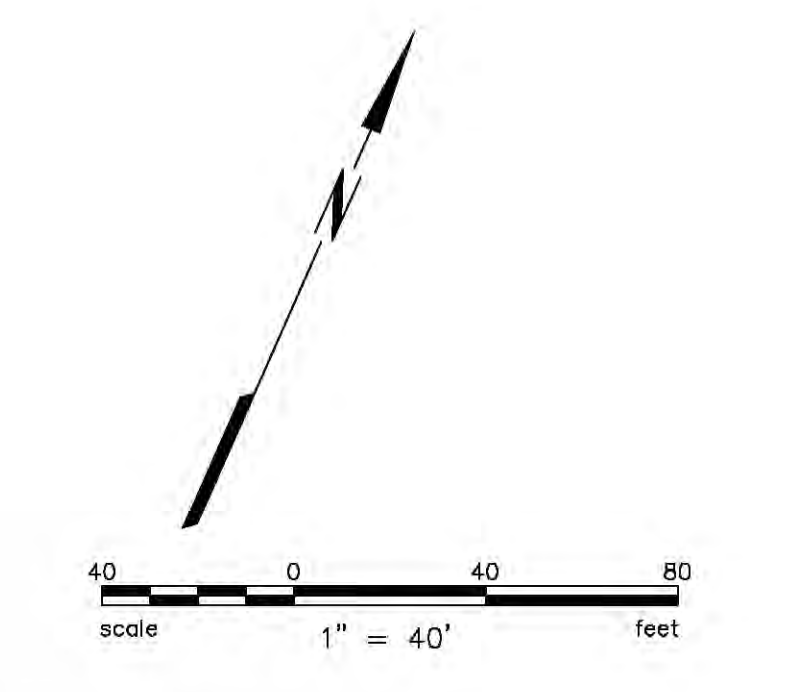
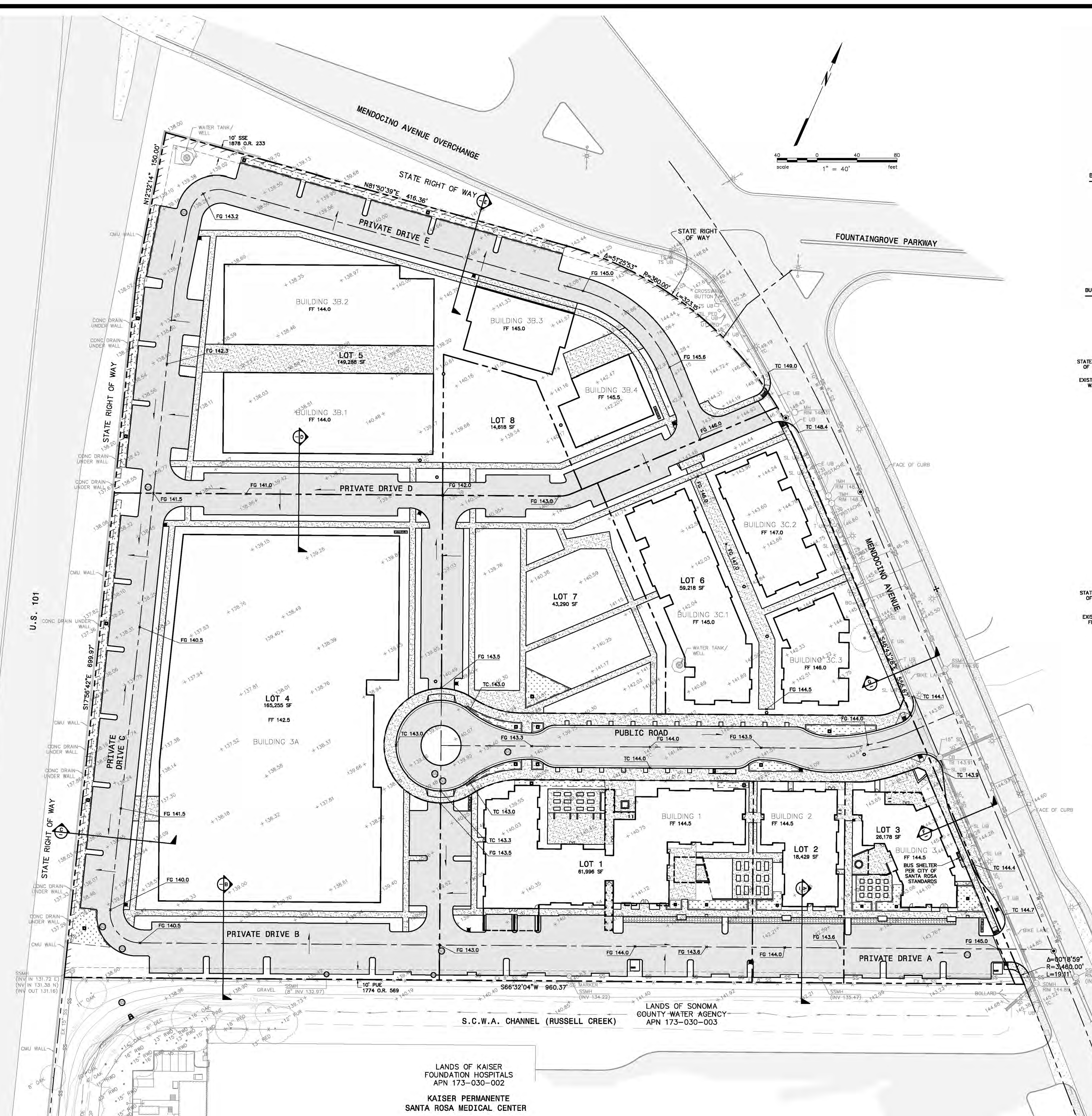
BEING A SUBDIVISION OF THE LANDS OF 3575 MENDOCINO AVENUE ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2006-07510, SONOMA COUNTY RECORDS.

3575 MENDOCINO AVENUE
 CITY OF SANTA ROSA, CALIFORNIA
 APN 173-030-001
 CONTAINING 13.28 ACRES

PREPARED BY **BKF**
 ENGINEERS / SURVEYORS / PLANNERS
 200 4TH ST. STE. 300 SANTA ROSA, CA 95401
 (707) 583-8500 FAX: (707) 583-8539

AUGUST 7, 2020

JOB NO. 20180657 SHEET 2 OF 4 SHEETS



U.S. 101
 STATE RIGHT OF WAY
 CONC. DRAIN UNDER WALL
 CMU WALL
 PRIVATE DRIVE C
 PRIVATE DRIVE B
 PRIVATE DRIVE A

LANDS OF KAISER FOUNDATION HOSPITALS
 APN 173-030-002
 KAISER PERMANENTE
 SANTA ROSA MEDICAL CENTER

LANDS OF SONOMA COUNTY WATER AGENCY
 APN 173-030-003
 S.C.W.A. CHANNEL (RUSSELL CREEK)

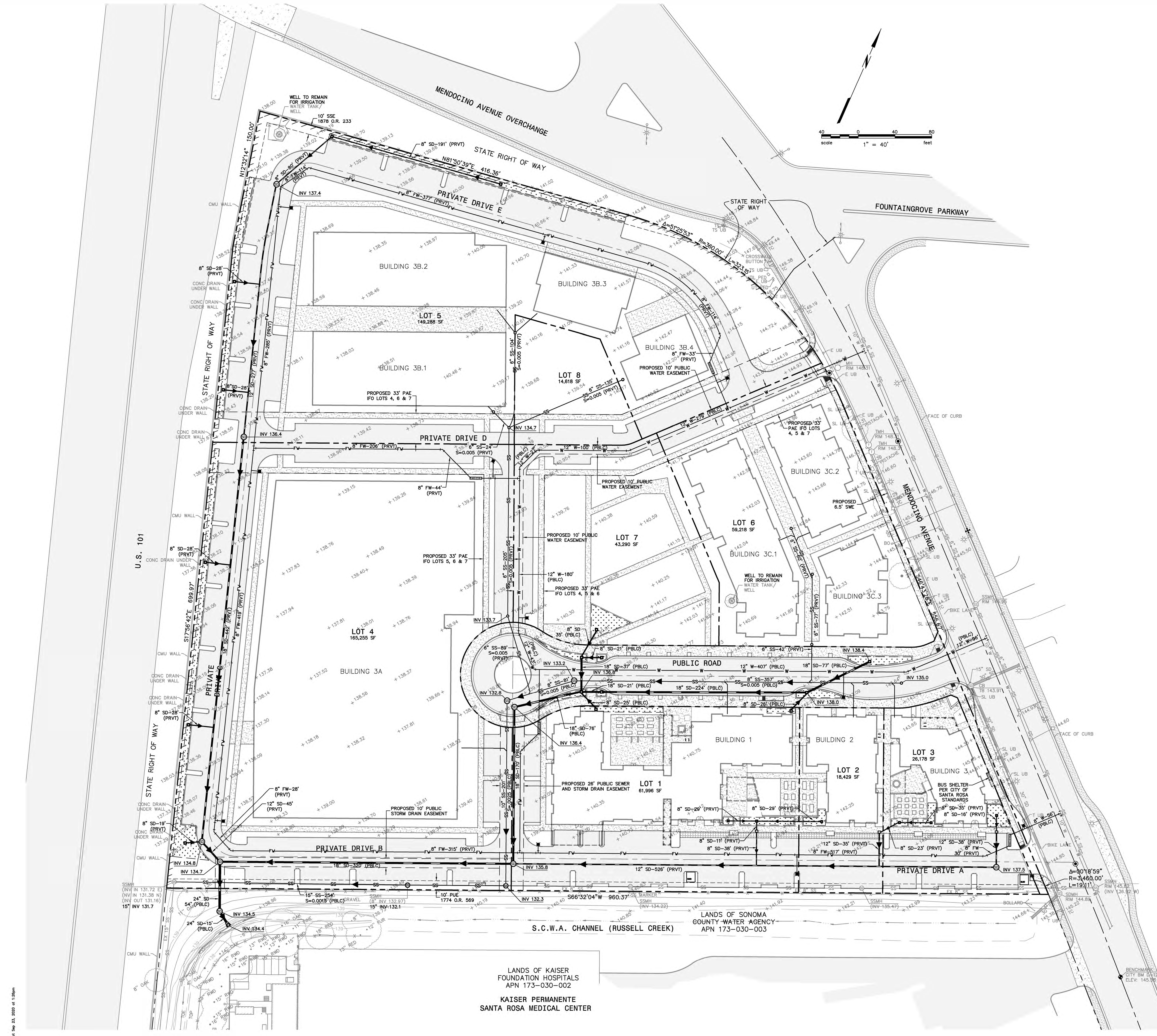
**GRADING PLAN
 TENTATIVE MAP
 FOR
 3575 MENDOCINO AVENUE
 8 LOTS**

BEING A SUBDIVISION OF THE LANDS OF 3575 MENDOCINO AVENUE ASSOCIATES, LLC,
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3575 MENDOCINO AVENUE
 CITY OF SANTA ROSA, CALIFORNIA
 APN 173-030-001
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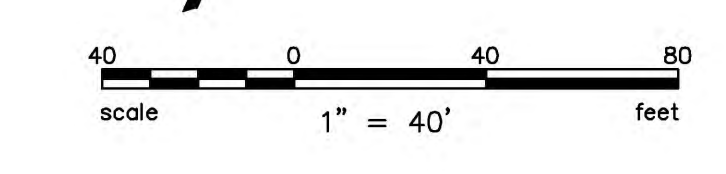
AUGUST 7, 2020





U.S. 101

MENDOCINO AVENUE OVERCHARGE



S.C.W.A. CHANNEL (RUSSELL CREEK)

LANDS OF KAISER
FOUNDATION HOSPITALS
APN 173-030-002

KAISER PERMANENTE
SANTA ROSA MEDICAL CENTER

LANDS OF SONOMA
COUNTY WATER AGENCY
APN 173-030-003

UTILITY PLAN
TENTATIVE MAP
FOR
3575 MENDOCINO AVENUE
8 LOTS

BEING A SUBDIVISION OF THE LANDS OF 3575 MENDOCINO AVENUE ASSOCIATES, LLC,
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3575 MENDOCINO AVENUE
CITY OF SANTA ROSA, CALIFORNIA
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CONTAINING 13.28 ACRES

AUGUST 7, 2020

