

STONEBRIDGE SUBDIVISION

TENTATIVE MAP

RECEIVED
By Andrew Trippel at 12:10 pm, Oct 14, 2020

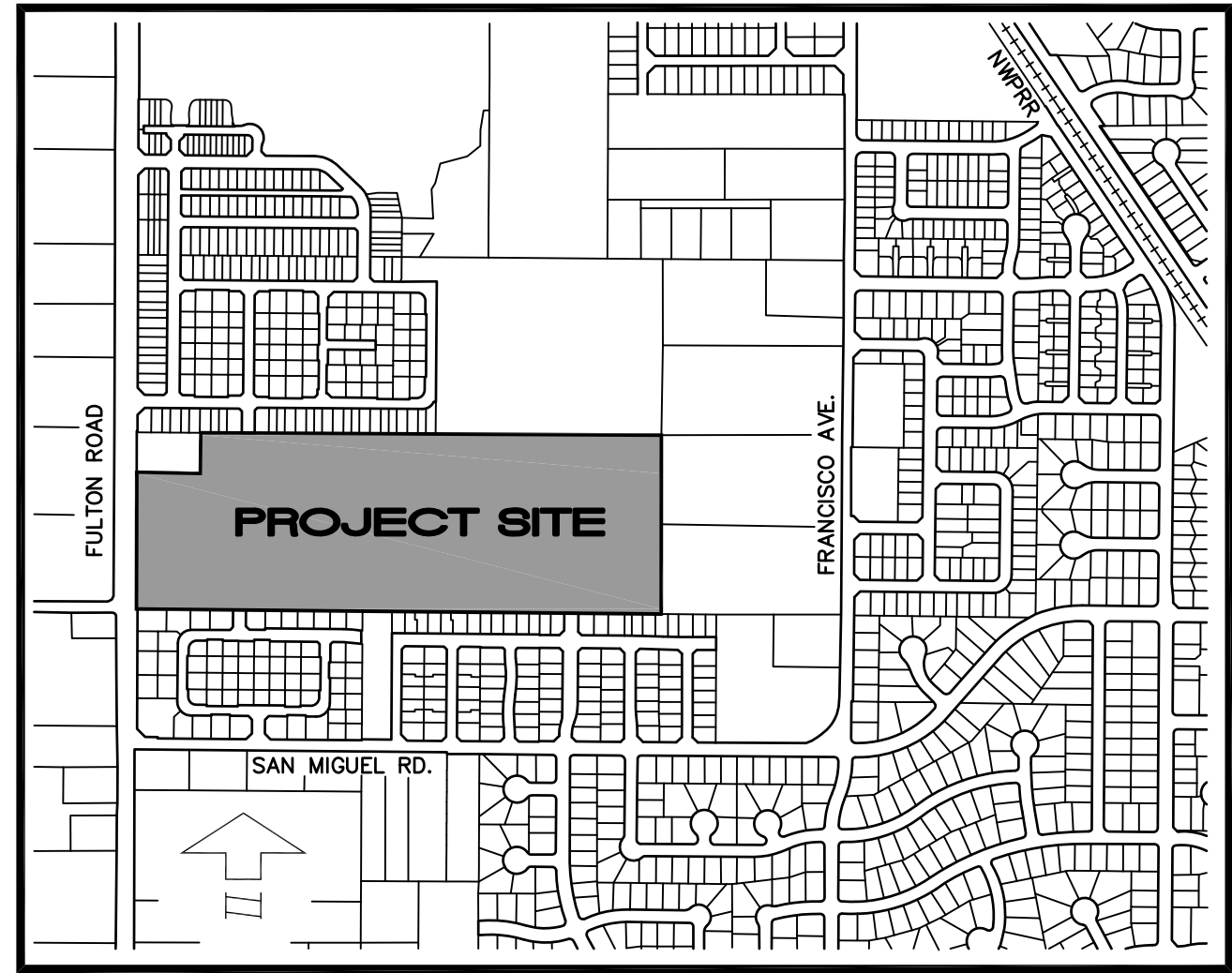
DATE _____
REGISTERED PROFESSIONAL ENGINEER - CIVIL
ANDREW BORDESSA
No. 34368
RCE 34368

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 3,494 SF (LOT 2)
LARGEST 8,958 SF (LOT 39)
AVERAGE 4,203 SF
- PARCEL AREAS:
PARCEL A (STORMWATER TREATMENT FACILITY) - 19,557 SF
- PRESERVE AREA:
LOT 106 - 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, WHICH ARE LOCATED ON PARCEL 'A', SHALL BE MAINTAINED BY A SPECIAL TAX DISTRICT.
- 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 - 0.043 MGD
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE

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
FL	FLOWLINE	ST	STREET
GB	GRADE BREAK	STD	STANDARD
GSL	GARAGE SETBACK LINE	SW	SIDEWALK
GV	GATE VALVE	SWE	SIDEWALK EASEMENT
HP	HIGH POINT	T	TRAVEL WAY
IFO	IN FAVOR OF	TC	TOP OF CURB
IG	INVERT GRADE	TYP	TYPICAL
L	LENGTH	W	WATER MAIN
LAT	LATERAL	WM	WATER METER
LL	LOT LINE	WS	WATER SERVICE
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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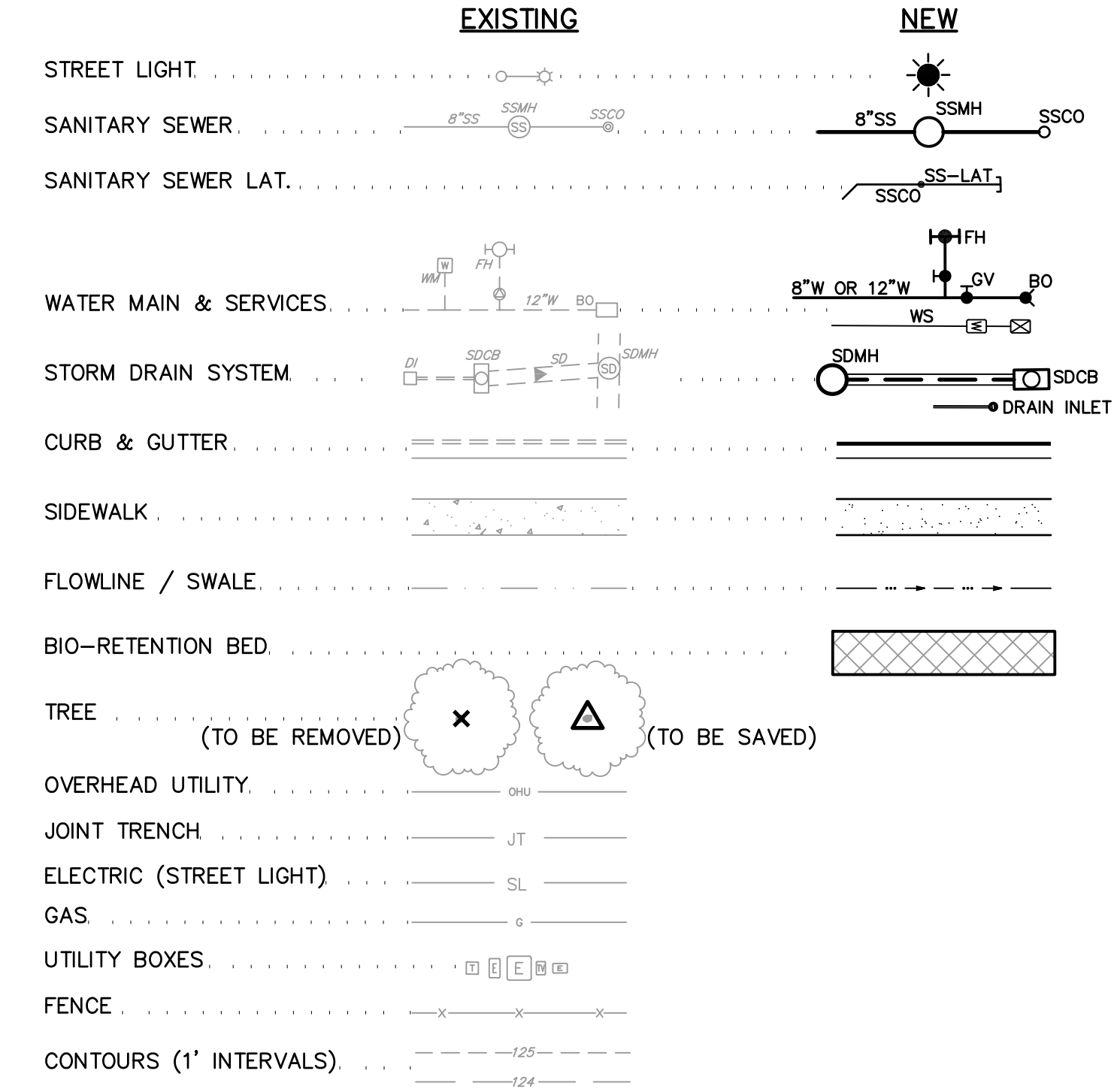
ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR

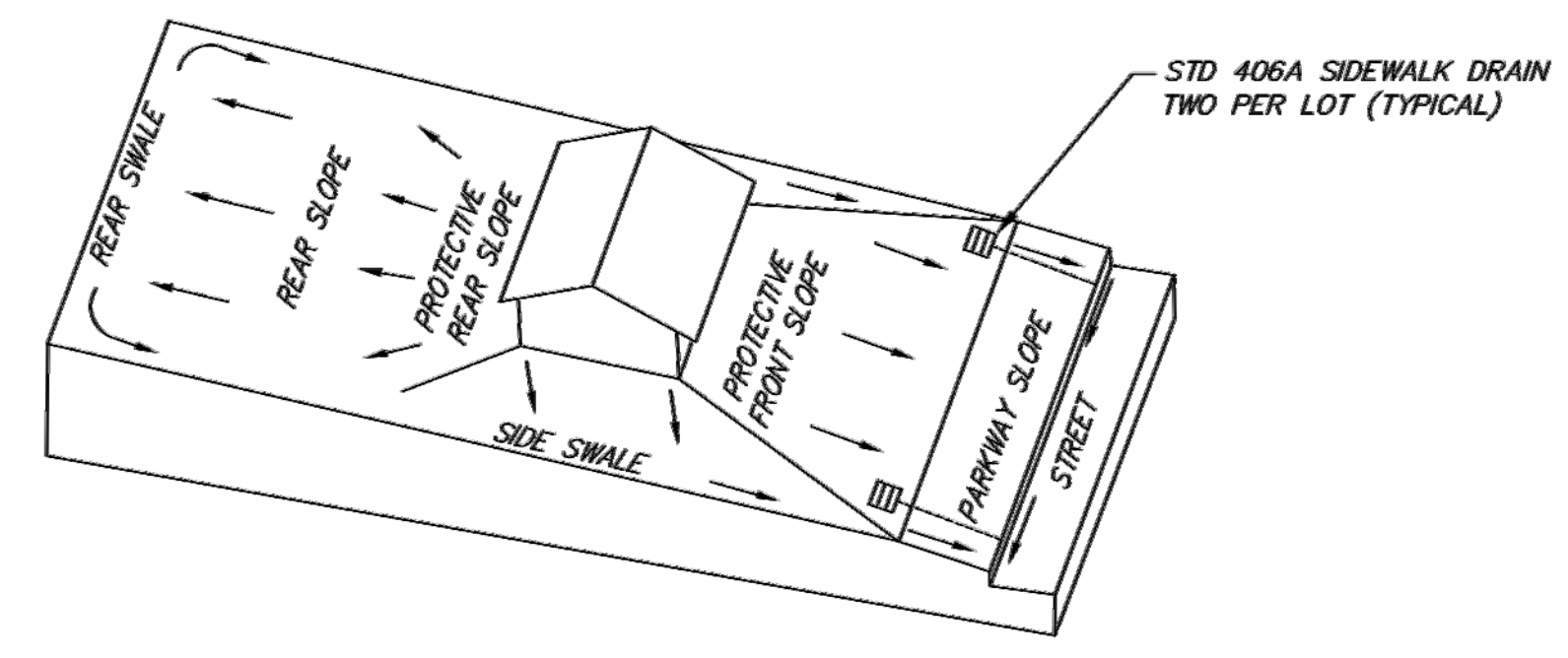
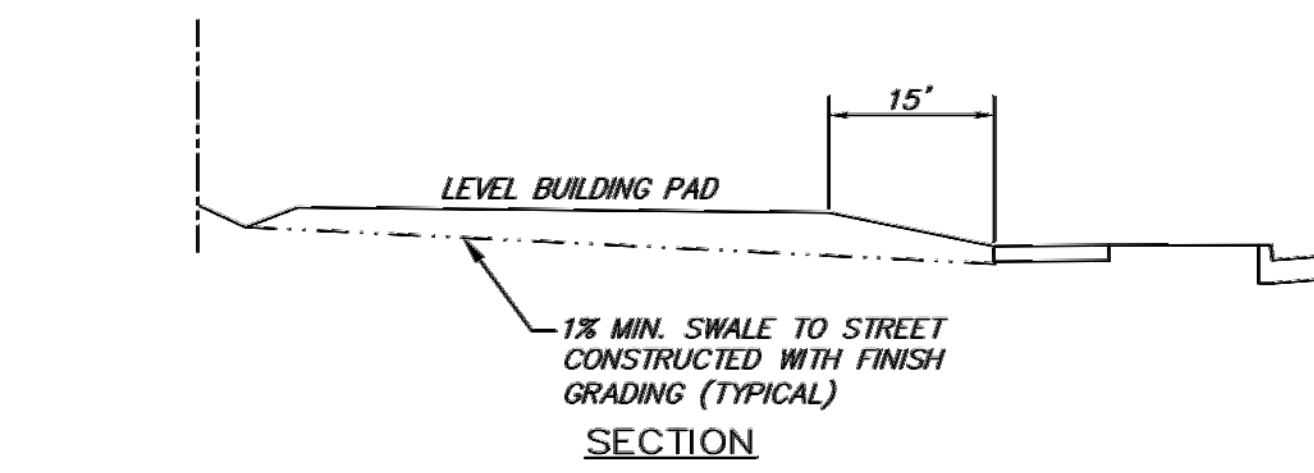
QUININI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

LEGEND

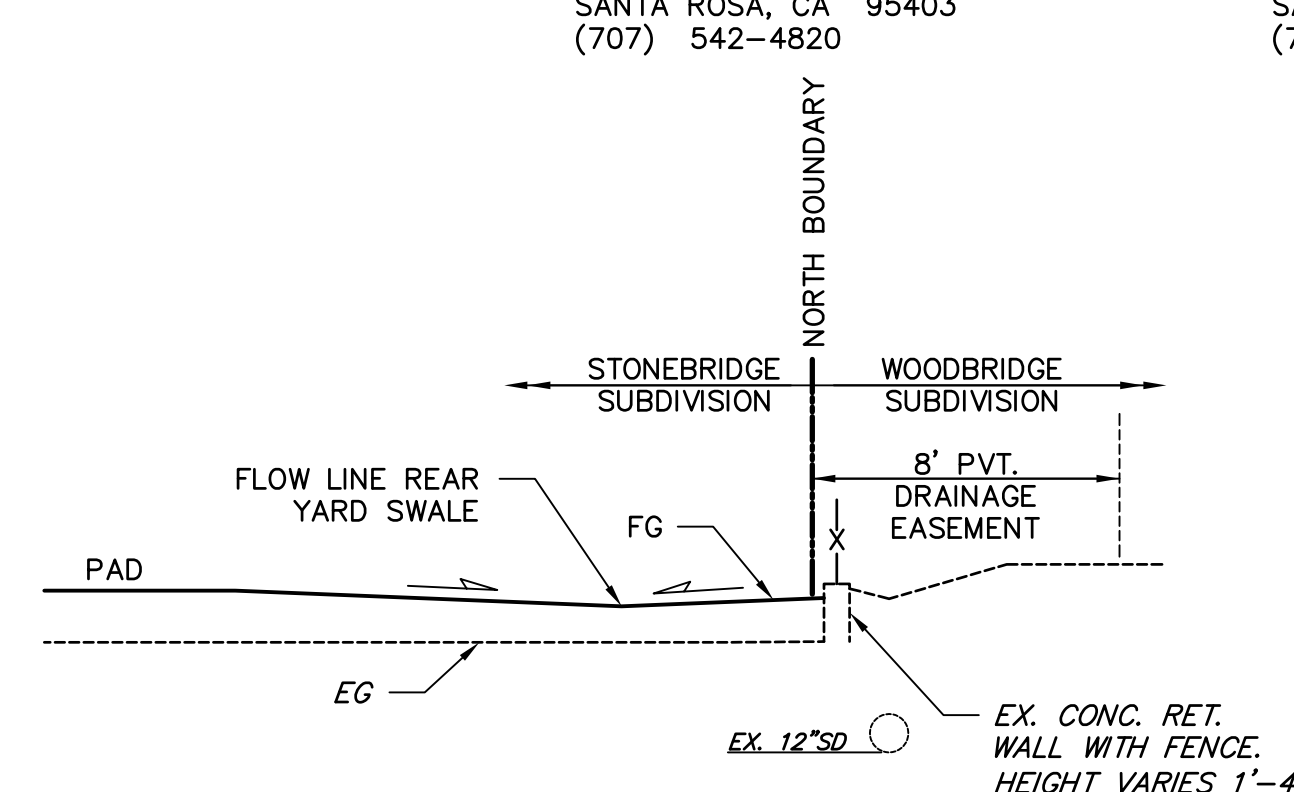


SHEET INDEX

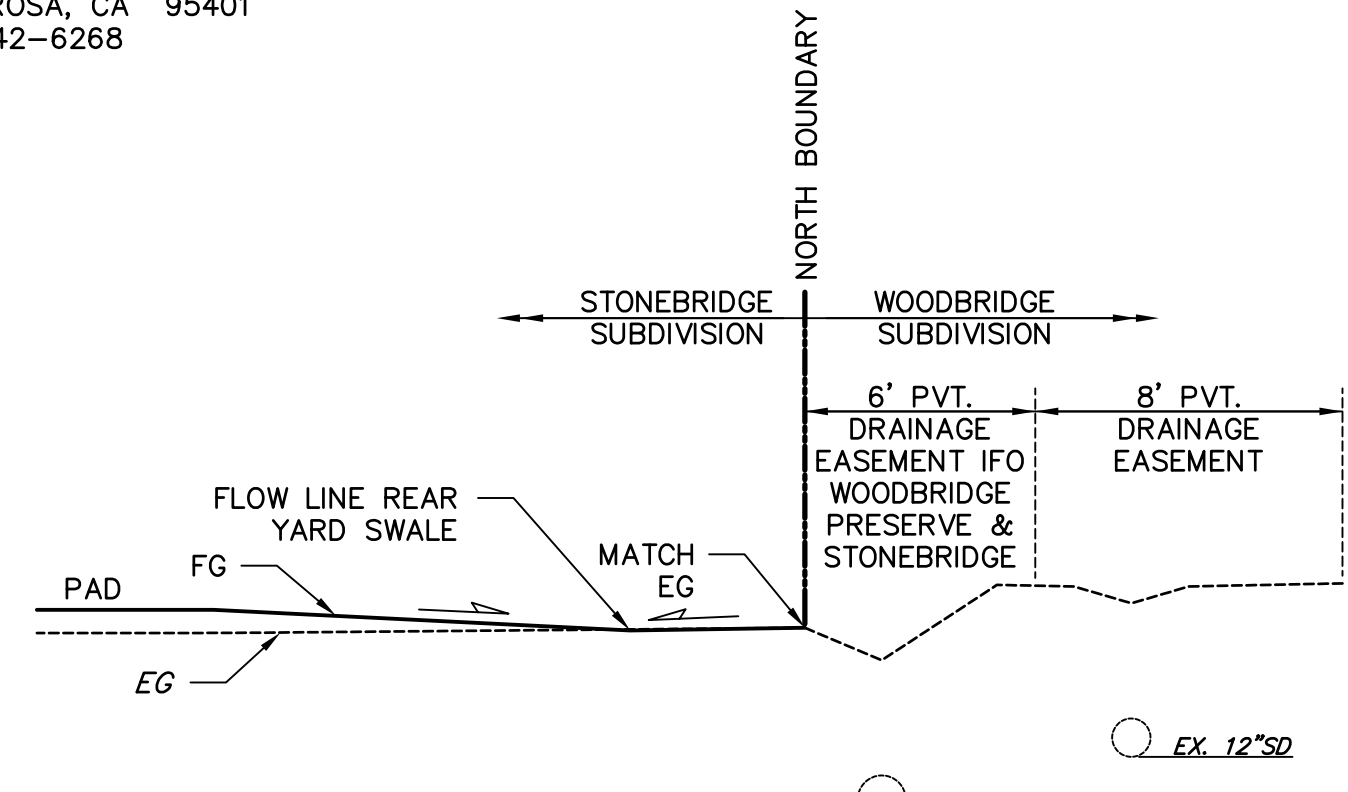
- COVER SHEET
- TENTATIVE MAP - OVERALL SITE PLAN
- TENTATIVE MAP - RESIDENTIAL SITE PLAN
- TENTATIVE MAP - GRADING, DRAINAGE AND UTILITY PLAN



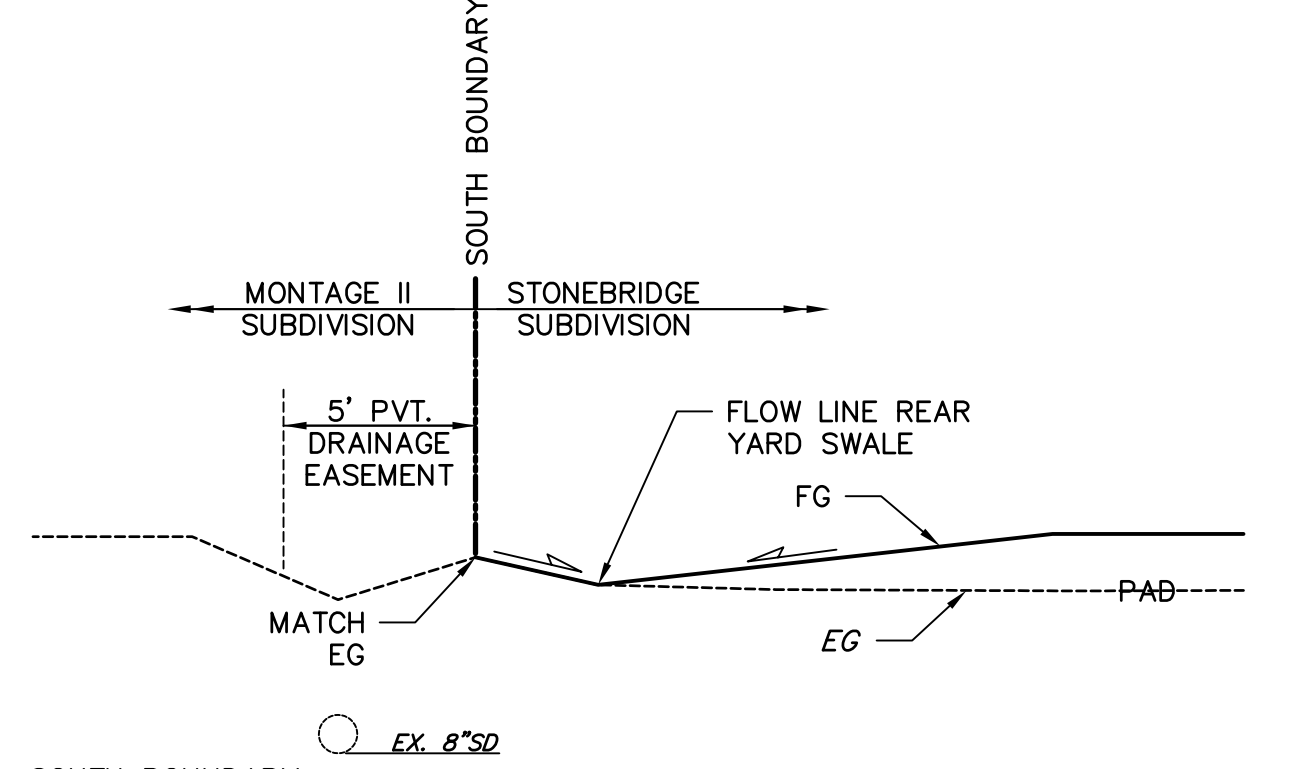
ALL DRAINAGE TO STREET
TYPICAL LOT GRADING
NO SCALE



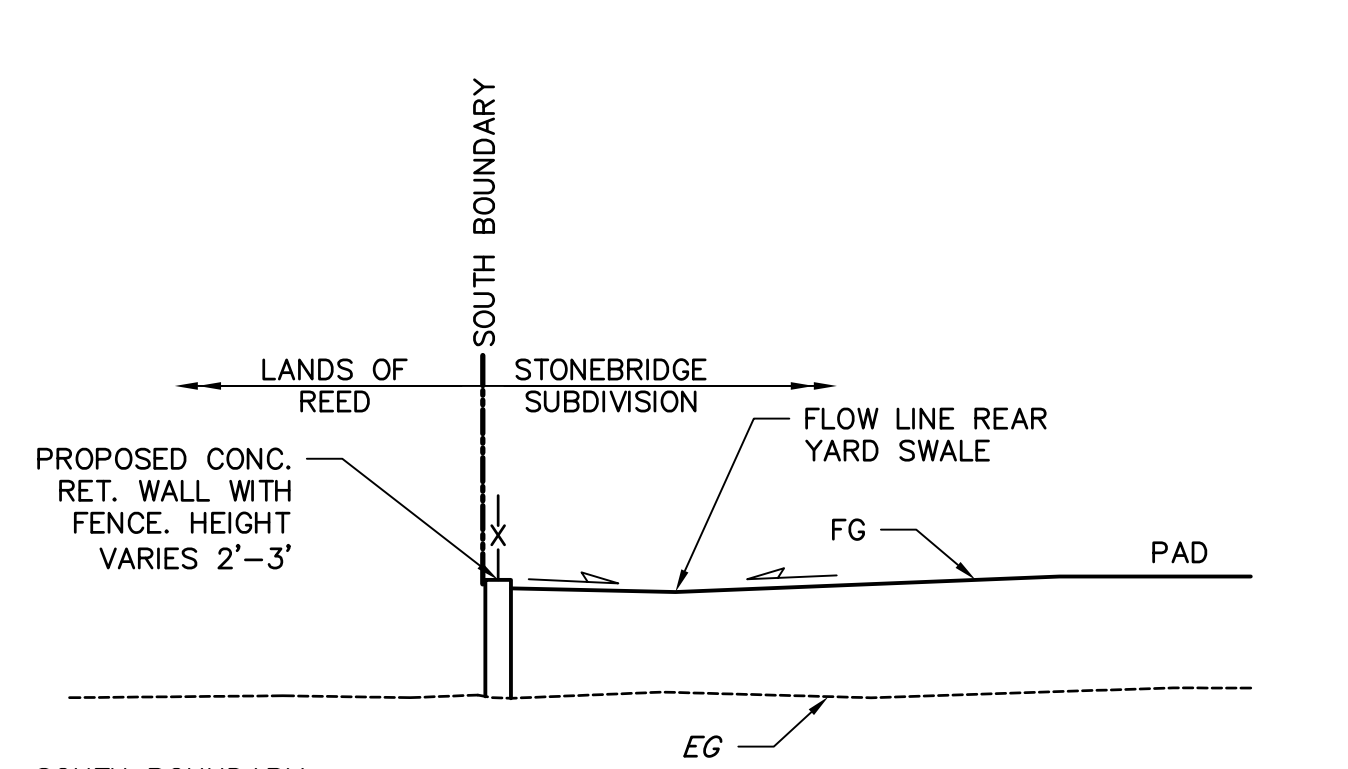
TYPICAL SECTION
LOTS 93-95 NO SCALE



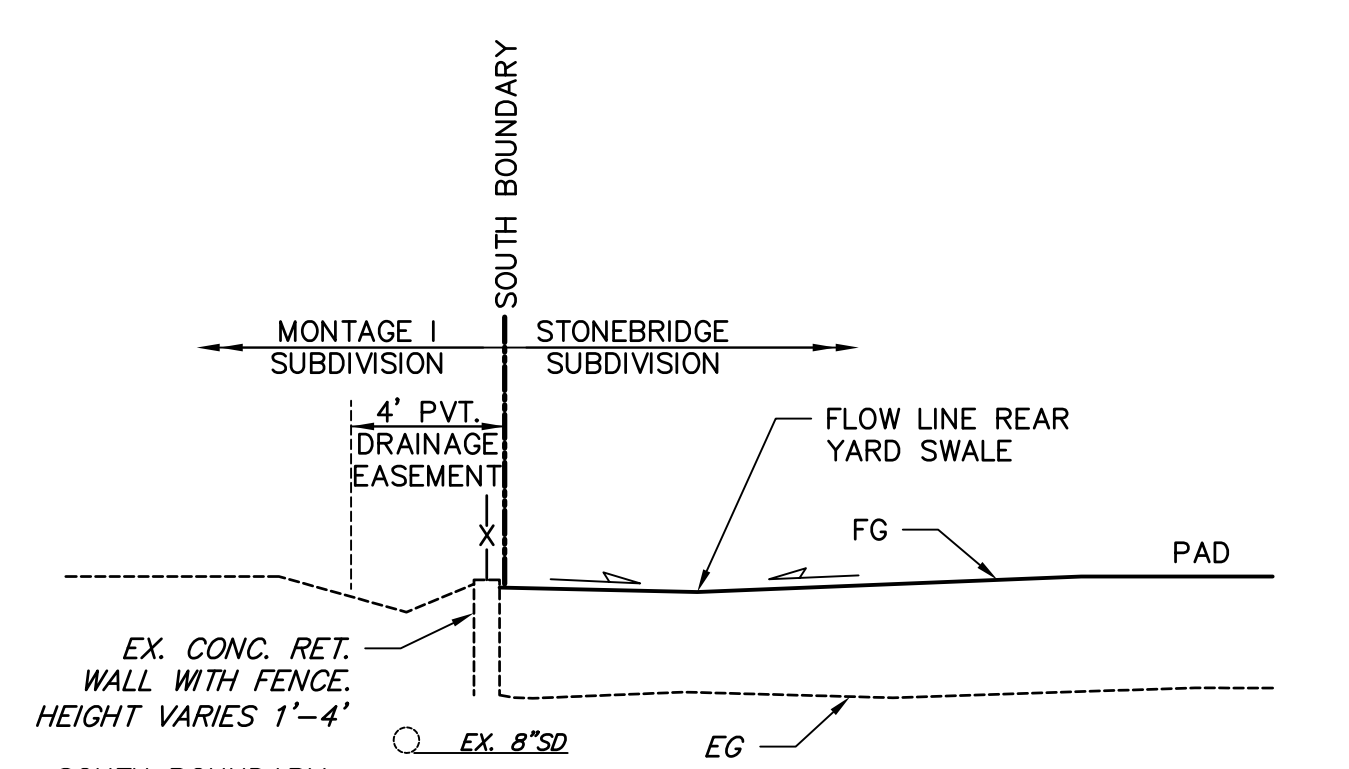
TYPICAL SECTION
LOTS 81-92 NO SCALE



TYPICAL SECTION
LOTS 1-15 & PORTION 16 NO SCALE



TYPICAL SECTION
LOTS PORTION 16, 17, & PORTION 18 NO SCALE



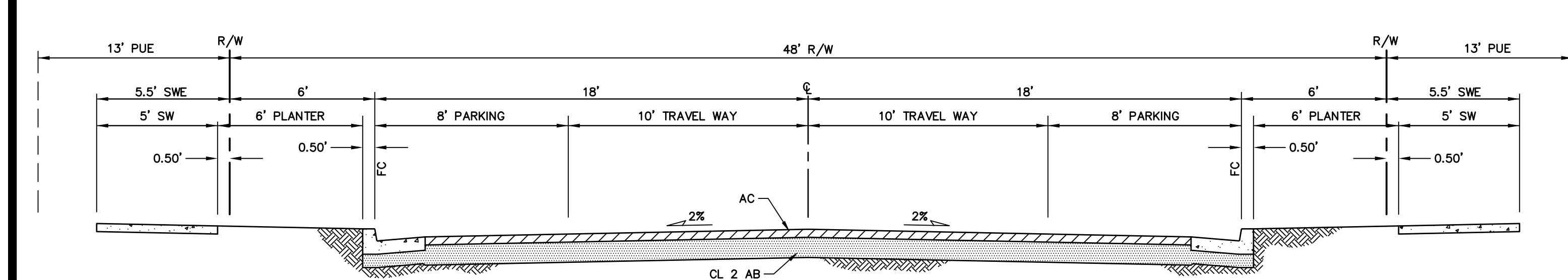
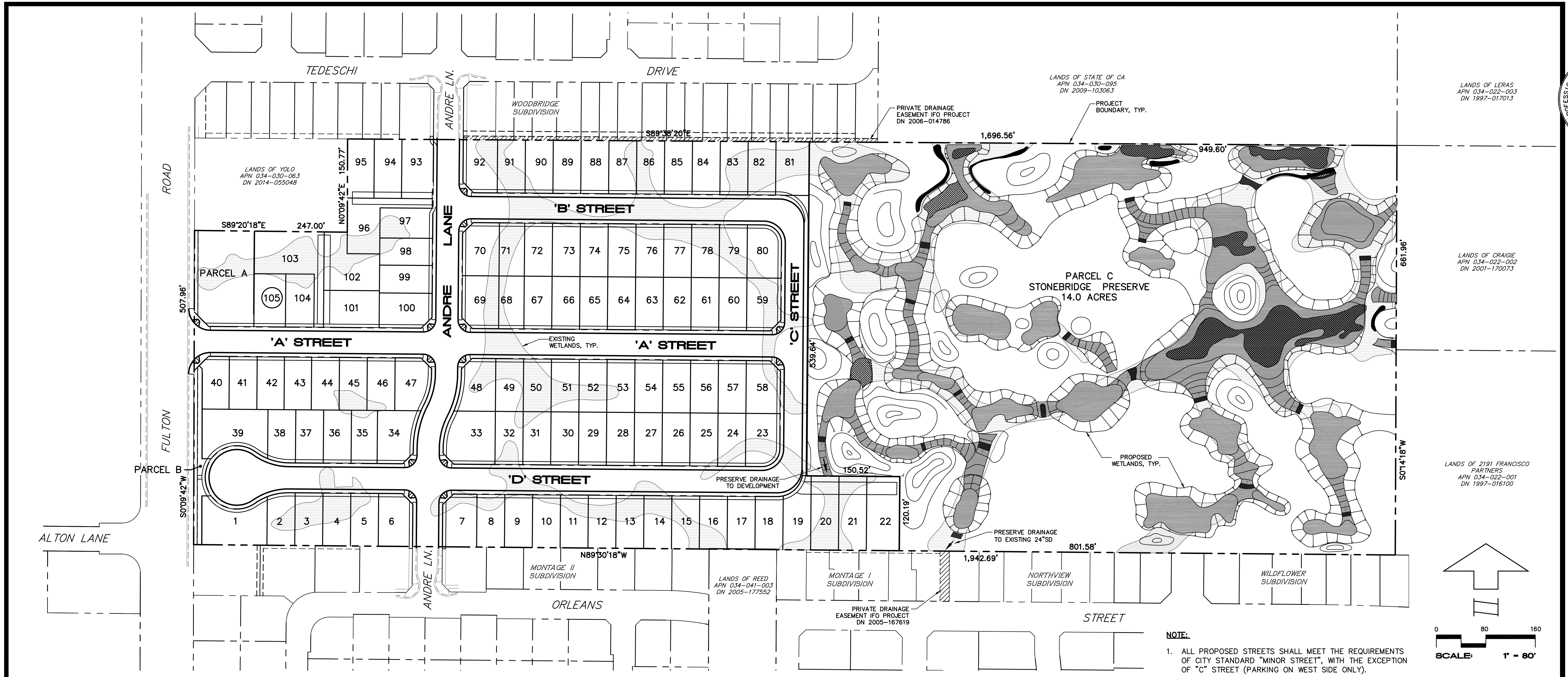
TYPICAL SECTION
LOTS 19-22 & PORTION 18 NO SCALE

CIVIL DESIGN CONSULTANTS, INC.
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Santa Rosa, CA 95403
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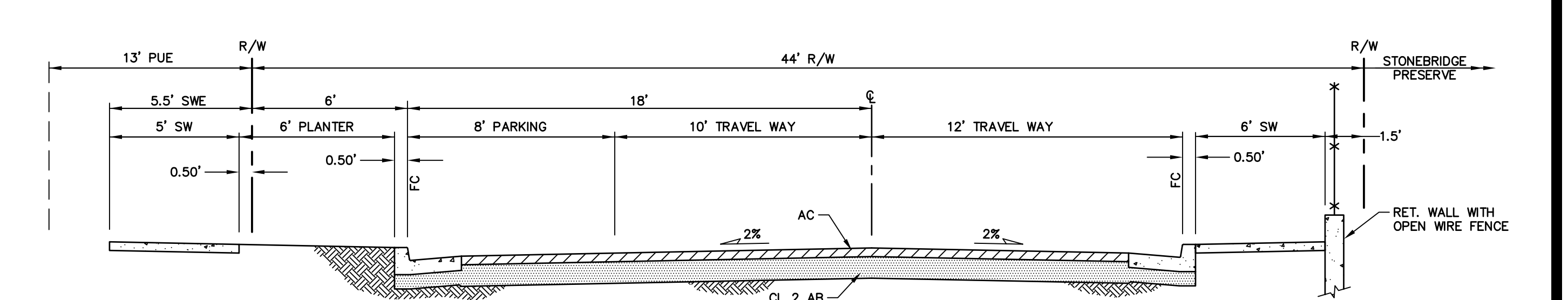
COVER SHEET
STONEBRIDGE SUBDIVISION
286 ACRES
9 PARCELS
OCTOBER 2020
2220 FULTON ROAD
SANTA ROSA, CALIFORNIA
DN 2012-003962
APN 094-030-070

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

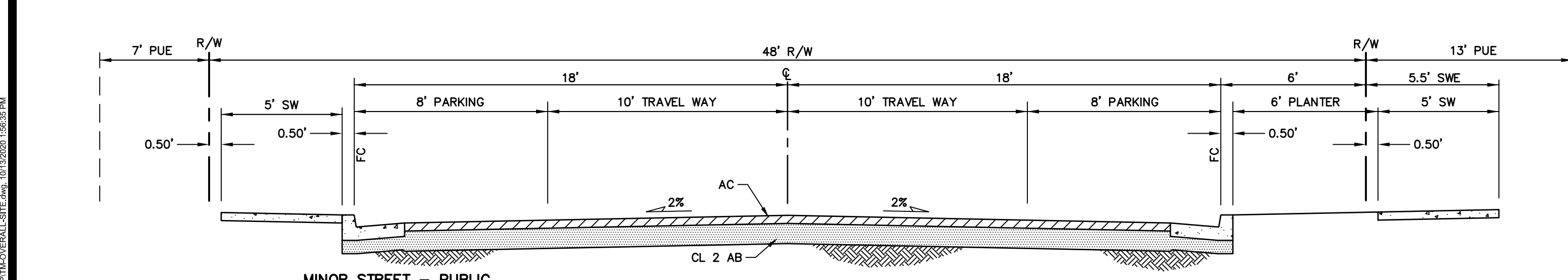
S:\SDR\PRODUCTS\14\DWG\TENTATIVE MAP\TENTATIVE MAP\TENTATIVE COVER.dwg, 10/13/2020 1:50:35 PM



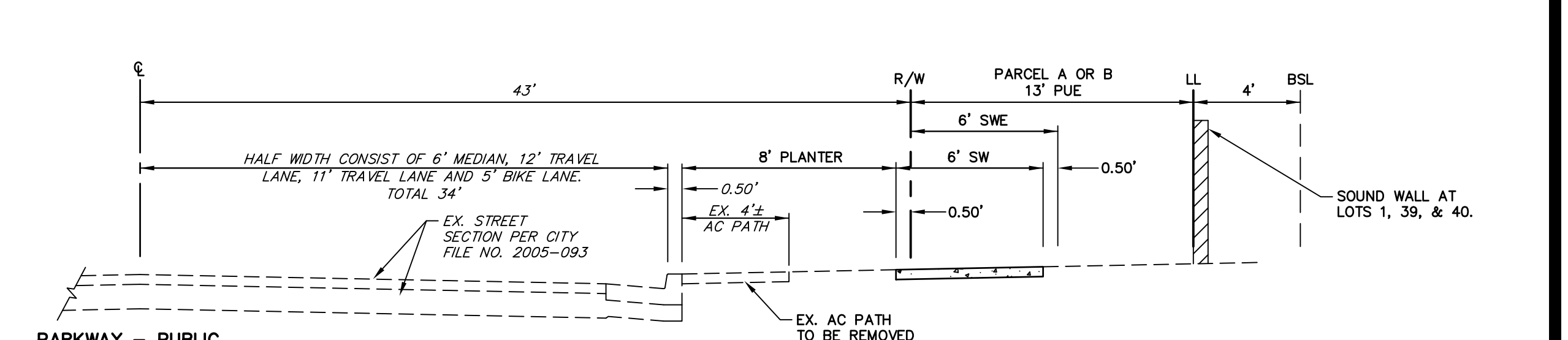
MINOR STREET - PUBLIC
ROADWAY TYPICAL SECTION
ANDRE LANE, 'A', 'B' AND 'D' STREET
NO SCALE



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

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

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TENTATIVE MAP - OVERALL SITE PLAN
STONEBRIDGE SUBDIVISION

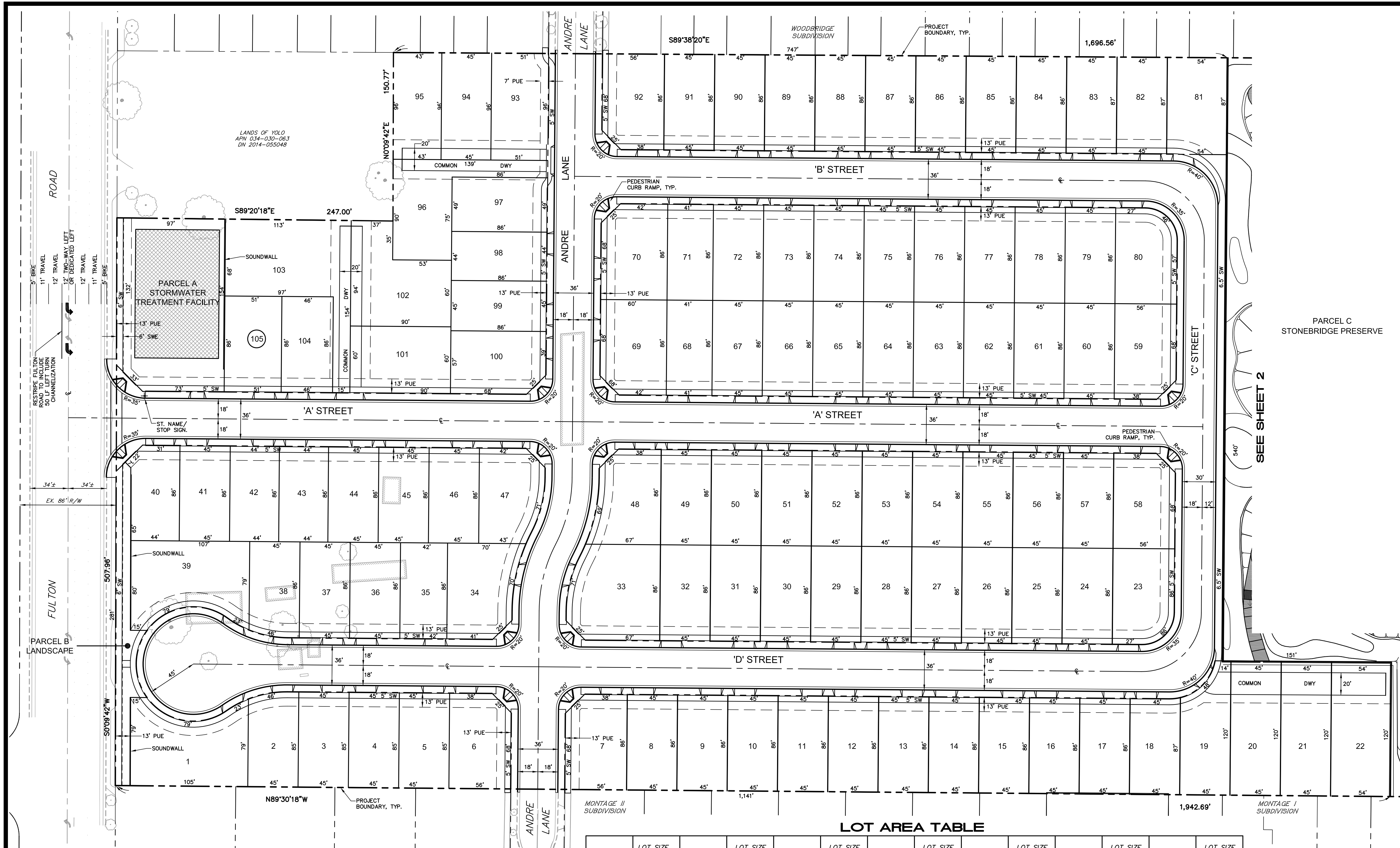
2200 FULTON ROAD
SANTA ROSA, CALIFORNIA

DN 2012-003362
APN 034-030-070

JOB NO.
17-114

SHEET NO.
2

OF 4 SHEETS



SEE SHEET 2

NOTES:

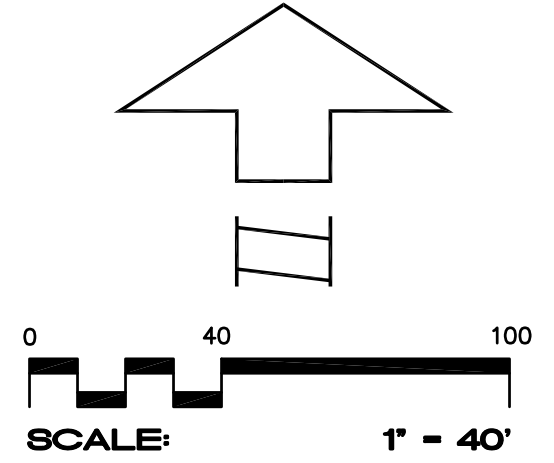
- ALL PROPOSED STREETS SHALL MEET THE REQUIREMENTS OF CITY STANDARD "MINOR STREET", WITH THE EXCEPTION OF "C" STREET (PARKING ON WEST SIDE ONLY). SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET 2 FOR COMPLETE BOUNDARY INFORMATION.
- SOUND WALL TO BE LOCATED ALONG THE WEST SIDE OF LOTS 1, 39, AND 40 AND ALONG THE WEST PROPERTY LINE OF LOTS 103 AND 105 WITHIN PARCEL A PER THE MND. SOUND WALLS TO BE MAINTAINED BY THE HOA.

PARCEL AREA TABLE

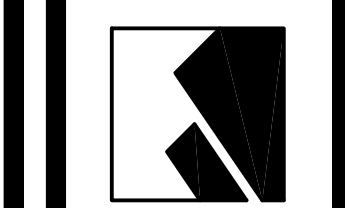
PARCEL	PARCEL SIZE SQ. FT.
A	14,720
B	4,235
C	610,284

LOT AREA TABLE

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	7,127	16	3,863	31	3,871	46	3,848	61	3,848	76	3,871	91	3,867
2	3,765	17	3,864	32	3,871	47	4,566	62	3,848	77	3,871	92	4,629
3	3,843	18	3,870	33	6,735	48	4,824	63	3,848	78	3,871	93	4,880
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	4,709	96	6,071
7	4,594	22	6,445	37	3,871	52	3,848	67	3,848	82	3,897	97	4,161
8	3,852	23	4,594	38	3,795	53	3,848	68	3,494	83	3,894	98	3,750
9	3,853	24	3,871	39	7,270	54	3,848	69	4,947	84	3,890	99	3,848
10	3,854	25	3,871	40	3,708	55	3,848	70	4,979	85	3,887	100	4,676
11	3,856	26	3,871	41	3,848	56	3,848	71	3,516	86	3,884	101	5,401
12	3,857	27	3,871	42	3,762	57	3,848	72	3,871	87	3,880	102	6,656
13	3,859	28	3,871	43	3,762	58	4,591	73	3,871	88	3,877	103	9,051
14	3,860	29	3,871	44	3,848	59	4,591	74	3,871	89	3,874	104	3,956
15	3,861	30	3,871	45	3,848	60	3,848	75	3,871	90	3,870	105	4,373



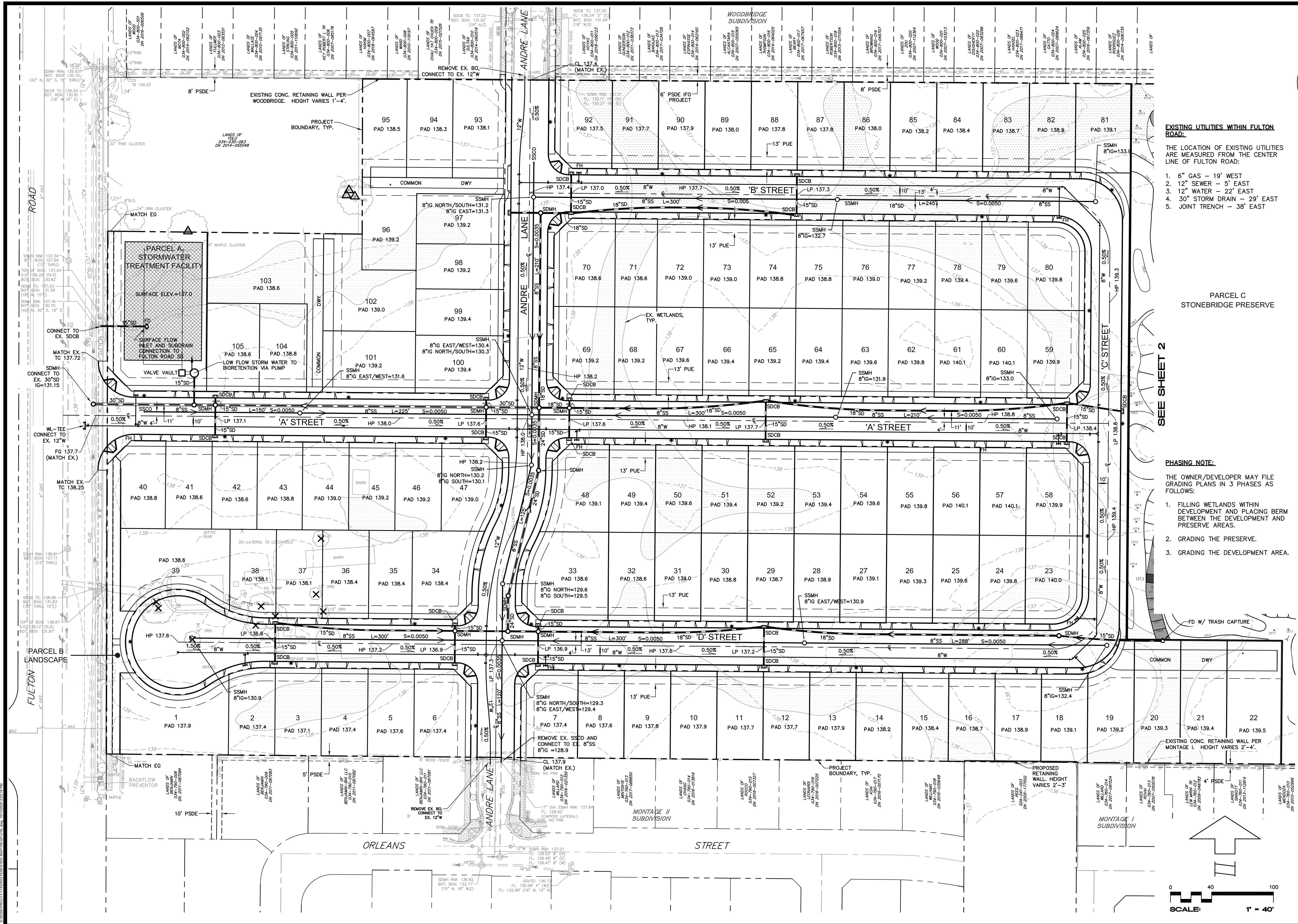
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TENTATIVE MAP - RESIDENTIAL SITE PLAN
STONEBRIDGE SUBDIVISION
2200 FULTON ROAD
SANTA ROSA, CALIFORNIA
DN 2012-003362
AFN 094-030-070

JOB NO. 17-114
SHEET NO. **3**
OF 4 SHEETS

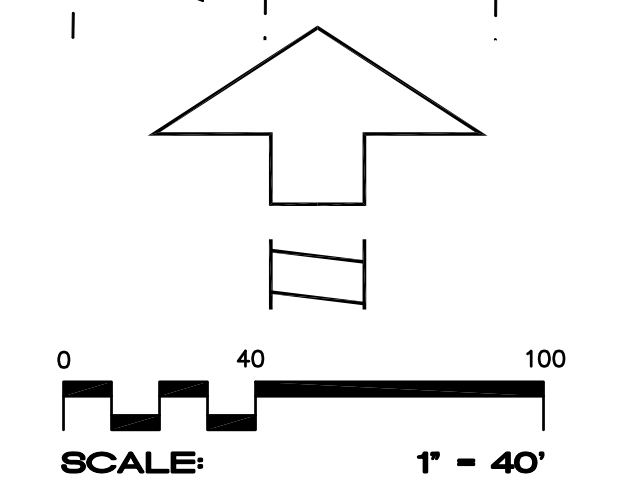


- EXISTING UTILITIES WITHIN FULTON ROAD:**
- THE LOCATION OF EXISTING UTILITIES ARE MEASURED FROM THE CENTER LINE OF FULTON ROAD:
1. 6" GAS - 19' WEST
 2. 12" SEWER - 5' EAST
 3. 12" WATER - 22' EAST
 4. 30" STORM DRAIN - 29' EAST
 5. JOINT TRENCH - 38' EAST

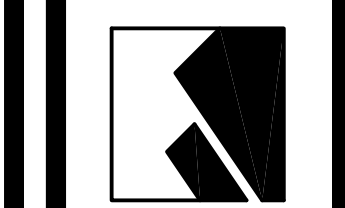
PARCEL C
STONEBRIDGE PRESERVE

- 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.

EXISTING CONC. RETAINING WALL PER MONTAGE I. HEIGHT VARIES 2'-4'.



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TENTATIVE MAP - GRADING, DRAINAGE AND UTILITY PLAN
STONEBRIDGE SUBDIVISION
 2220 FULTON ROAD
 SANTA ROSA, CALIFORNIA

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

DATE
OCTOBER 2020

DN 2012-003362
 APN 094-030-070