

VICINITY MAP
NOT TO SCALE

SYMBOLS & LEGEND

- EXISTING**
- IRON PIPE CENTERLINE MONUMENT
 - GATE VALVE
 - FIRE HYDRANT
 - STREET SIGN
 - STREET LIGHT
 - UTILITY POLE
 - GUY ANCHOR
 - CATCH BASIN
 - DROP INLET
 - MANHOLE
 - CLEANOUT
 - TREE
 - TREE TO BE REMOVED
 - PROPERTY LINE
 - EASEMENT
 - CENTERLINE
 - GRADE BREAK
 - FLOW LINE
 - FENCE
 - FACE OF CURB
 - SANITARY SEWER
 - STORM DRAIN
 - WATER
 - OVERHEAD UTILITY LINE
 - UNDERGROUND UTILITY LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - ASPHALT
 - CONCRETE

ABBREVIATIONS

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BFP BACKFLOW PREVENTOR
- BLDD BUILDING
- BLRD BOLLARD
- BM BENCHMARK
- BO BLOWOFF
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- CL CENTERLINE
- CO CLEAN OUT
- CONC CONCRETE
- CYP CYPRESS TREE
- DI DROP INLET
- DN DOCUMENT NUMBER
- DW DRIVEWAY
- E ELECTRIC
- EG EXISTING GROUND
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FH FIRE HYDRANT
- FL SURFACE FLOWLINE
- FND FOUND
- FT FOOT
- G GAS
- GB GRADE BREAK
- GI GRATE INLET
- HORZ HORIZONTAL
- IFO IN FAVOR OF
- INV BOTTOM INSIDE OF PIPE
- LEN LENGTH
- L MAX
- MH MANHOLE
- MIN MINIMUM
- MON MONUMENT
- NO NUMBER
- NTS NOT TO SCALE
- OH OVERHEAD UTILITY LINE
- PAD PAD GRADE
- PG&E PACIFIC GAS & ELECTRIC
- PL PROPERTY LINE
- PM PARKING METER
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PVT PRIVATE
- R RADIUS
- R/W RIGHT OF WAY
- S SLOPE
- SD STORM DRAIN
- SDE PUBLIC STORM DRAIN EASEMENT
- SDCO STORM DRAIN CLEAN OUT
- SDMH SANITARY SEWER MANHOLE
- SF SQUARE FEET
- SL STREETLIGHT
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- SSIM SANITARY SEWER MANHOLE
- STA STATION
- STD STANDARD
- TB TOP OF BOX
- TC TOP OF CURB
- TG TOP OF GRATE
- TS TRAFFIC SIGNAL
- TW TOP OF WALL
- TYP TYPICAL
- UB UTILITY BOX
- UT UNDERGROUND UTILITY LINE
- W WATER
- WM WATER METER

OWNER/DEVELOPER: CATHOLIC CHARITIES
987 AIRWAY DR.
SANTA ROSA, CA 95402
PH: (707) 528-8712

BURBANK HOUSING
790 SONOMA AVE.
SANTA ROSA, CA 95404

CIVIL ENGINEER: BKF ENGINEERS
200 4TH ST., SUITE 300
SANTA ROSA, CA. 95401
PH: (707) 583-8500

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: RESIDENTIAL R-3-10; C (NEIGHBORHOOD COMMERCIAL)

PROPOSED ZONING: TV-M (TRANSIT VILLAGE MIXED)

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

THIS IS A DEVELOPMENT PERMIT.

GRADING NOTES

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

ALL LOTS AND PADS SHALL BE GRADED IN A MANNER WHICH DRAINS STORMWATER TO PUBLIC STREETS.

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

FEMA FLOOD MAPS REVEAL THAT THE SITE IS OUTSIDE THE 0.2 PERCENT CHANCE FLOOD HAZARD AREA ZONE X.

PROVISIONS FOR EROSION CONTROL WILL BE INCORPORATED INTO THIS PROJECT.

UTILITY NOTES

ALL PROPOSED UTILITY IMPROVEMENTS SHALL BE INSTALLED AS PUBLIC UTILITIES.

EXISTING SEWER AND WATER SERVICES WHICH WILL NOT BE USED WITH THESE SUBDIVISION IMPROVEMENTS WILL BE ABANDONED 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 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 OBTAINED FROM FIELD SURVEYS CONDUCTED BY BKF ENGINEERS ON DECEMBER 11, 14, 16, 23, 24, & 28, 2015.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD DATA. THE BEARINGS AND DISTANCES DO NOT REFLECT A FIELD SURVEY AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BASIS OF BEARINGS: BETWEEN AN IRON PIPE FOUND IN A WELL MONUMENT AT SIXTH AND 'A' STREET AND A PIN FOUND IN A MONUMENT WELL APPROXIMATELY 886 FEET NORTHERLY ALONG 'A' STREET AS N26°21'00"W AS SHOWN ON THAT RECORD OF SURVEY OF THE LANDS OF MICHAEL K. FEENEY, FILED IN BOOK 709 OF MAPS AT PAGE 43, SONOMA COUNTY RECORDS.

BENCHMARK: BENCHMARK: CITY OF SANTA ROSA BENCHMARK C330 DESCRIBED AS "SEVENTH ST. AND 'A' ST.; 2" BRASS DISC MARKED "CITY OF SANTA ROSA" BRASS IN WELL MONUMENT, AT CL INTERSECTION" (LOCATION SHOWN HEREON), ELEVATION = 156.59' (DATUM NAVD 1929).

EXISTING LOTS					
APN	Owner	Address	Document #	Area	
				Square Feet	Acres
010-041-001	Catholic Charities	321 7th St.	2015057776	7,193	0.17
010-041-004	Catholic Charities	439 A St.	2015057776	6,464	0.15
010-041-005	Catholic Charities	437 A St.	2015057776	6,143	0.14
010-041-008	City of Santa Rosa	307 W 6th St.	2011022659	4,352	0.10
010-041-009	City of Santa Rosa	498 Washington St.	2011022659	728	0.02
010-041-010	City of Santa Rosa	500 Washington St.	2011022659	3,964	0.09
010-041-011	Catholic Charities	506 Morgan St.	2018050270	3,831	0.09
010-041-013	Catholic Charities	516 Morgan St.	2015057776	6,923	0.16
010-041-014	Catholic Charities	520 Morgan St.	2015057776	7,115	0.16
010-041-015	Catholic Charities	600 Morgan St.	2015057776	14,102	0.32
010-041-016	Catholic Charities	608 Morgan St.	2015057776	6,987	0.16
010-041-017	Catholic Charities	512 Morgan St.	2015010968	4,539	0.10
010-041-018	Catholic Charities (unidentified)		2015057776	2,174	0.05
010-041-019	City of Santa Rosa	431 A St.	2011022659	14,105	0.32
010-041-020	Catholic Charities	465 A St.	2015057776	32,289	0.74
				120,908	2.78

EXISTING CONDITIONS MAP

TENTATIVE PARCEL MAP
FOR
CARITAS VILLAGE
3 LOTS

BEING A RE-SUBDIVISION OF 15 LOTS, AS DESCRIBED IN THE GRANT DEEDS FILED UNDER DOCUMENT NO. 2015057776, 2011022659, 2018050270, AND 2015010968, SONOMA COUNTY RECORDS.

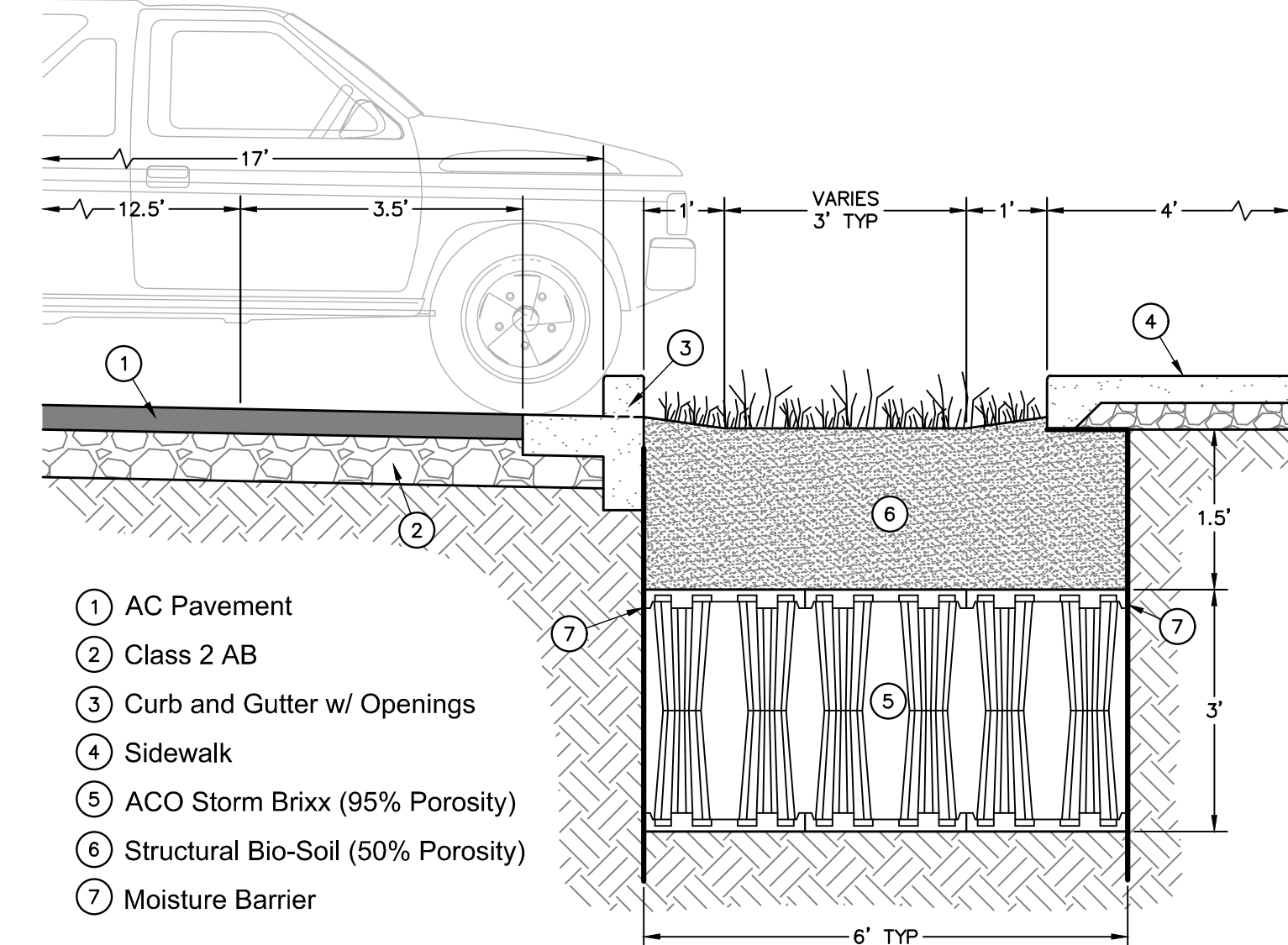
465 A STREET
CITY OF SANTA ROSA, CALIFORNIA
APN 010-041-001, -004, -005, -008, -009,
-010, -011, -013, -014, -015, -016, -017,
-018, -019, -020
CONTAINING 2.78 ACRES



FEBRUARY 6, 2020
ENGINEERS / SURVEYORS / PLANNERS
200 4TH ST., STE. 300 SANTA ROSA, CA 95401
(707) 583-8500 FAX: (707) 583-8539



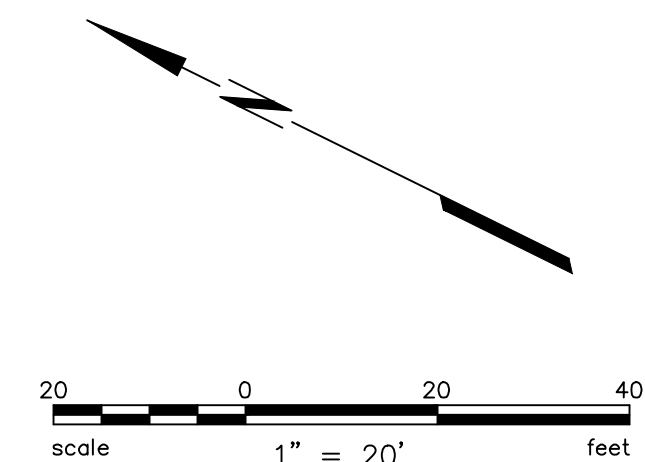
- SYMBOLS & LEGEND**
- PROPOSED**
- CATCH BASIN
 - DROP INLET
 - MANHOLE
 - CLEANOUT
 - PROPERTY LINE
 - EASEMENT
 - GRADE BREAK
 - FLOW LINE
 - FENCE
 - FACE OF CURB
 - 6" SANITARY SEWER LATERAL
 - 18" SD-LENGTH' STORM DRAIN
 - WATER
 - FIRE HYDRANT
 - DOUBLE CHECK DETECTOR CHECK W/ FDC
 - DOMESTIC WATER METER W/ BFP
 - IRRIGATION WATER METER W/ BFP
 - UT UNDERGROUND UTILITY LINE
 - E UNDERGROUND ELECTRIC LINE
 - G UNDERGROUND GAS LINE
 - ASPHALT
 - CONCRETE
 - PERMEABLE PAVERS
 - BIORETENTION AREA



- ① AC Pavement
- ② Class 2 AB
- ③ Curb and Gutter w/ Openings
- ④ Sidewalk
- ⑤ ACO Storm Brixx (95% Porosity)
- ⑥ Structural Bio-Soil (50% Porosity)
- ⑦ Moisture Barrier

SWS STORM WATER STORAGE
NO SCALE

PROPOSED LOTS		
Lot	Area	Acres
	Square Feet	
Lot 1	48,310	1.11
Lot 2	30,183	0.69
Lot 3	29,561	0.68
R/W Dedication	12,855	0.30
120,909		2.78



PRELIMINARY GRADING AND UTILITY PLAN

TENTATIVE PARCEL MAP FOR CARITAS VILLAGE
3 LOTS

BEING A RE-SUBDIVISION OF 15 LOTS, AS DESCRIBED IN THE GRANT DEEDS FILED UNDER DOCUMENT NO. 2015057776, 2011022659, 2018050270, AND 2015010968, SONOMA COUNTY RECORDS.

465 A STREET
CITY OF SANTA ROSA, CALIFORNIA
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-010, -011, -013, -014, -015, -016, -017,
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FEBRUARY 6, 2020

