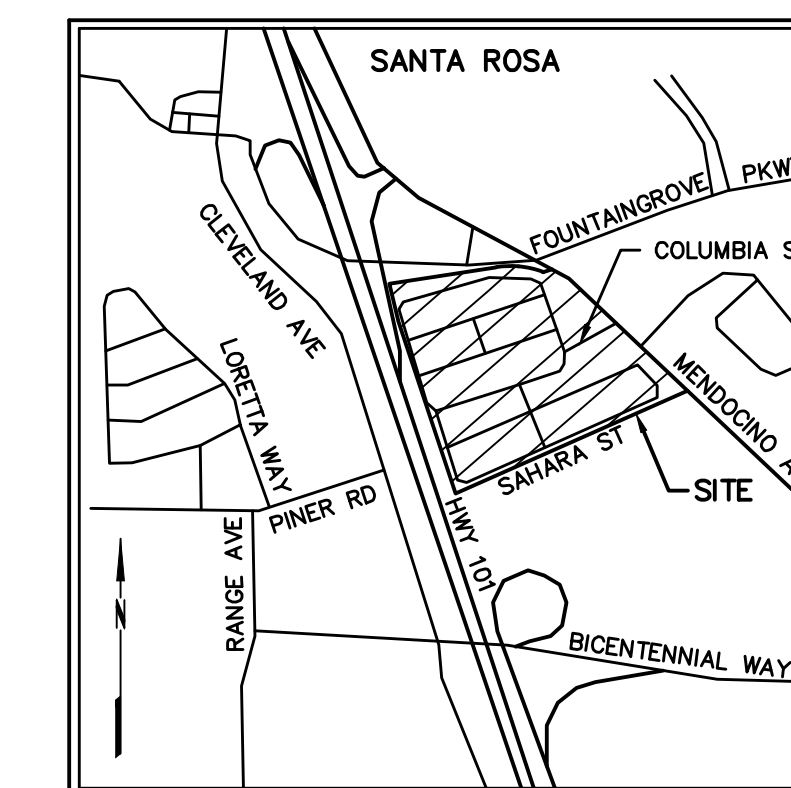


Attachment 3

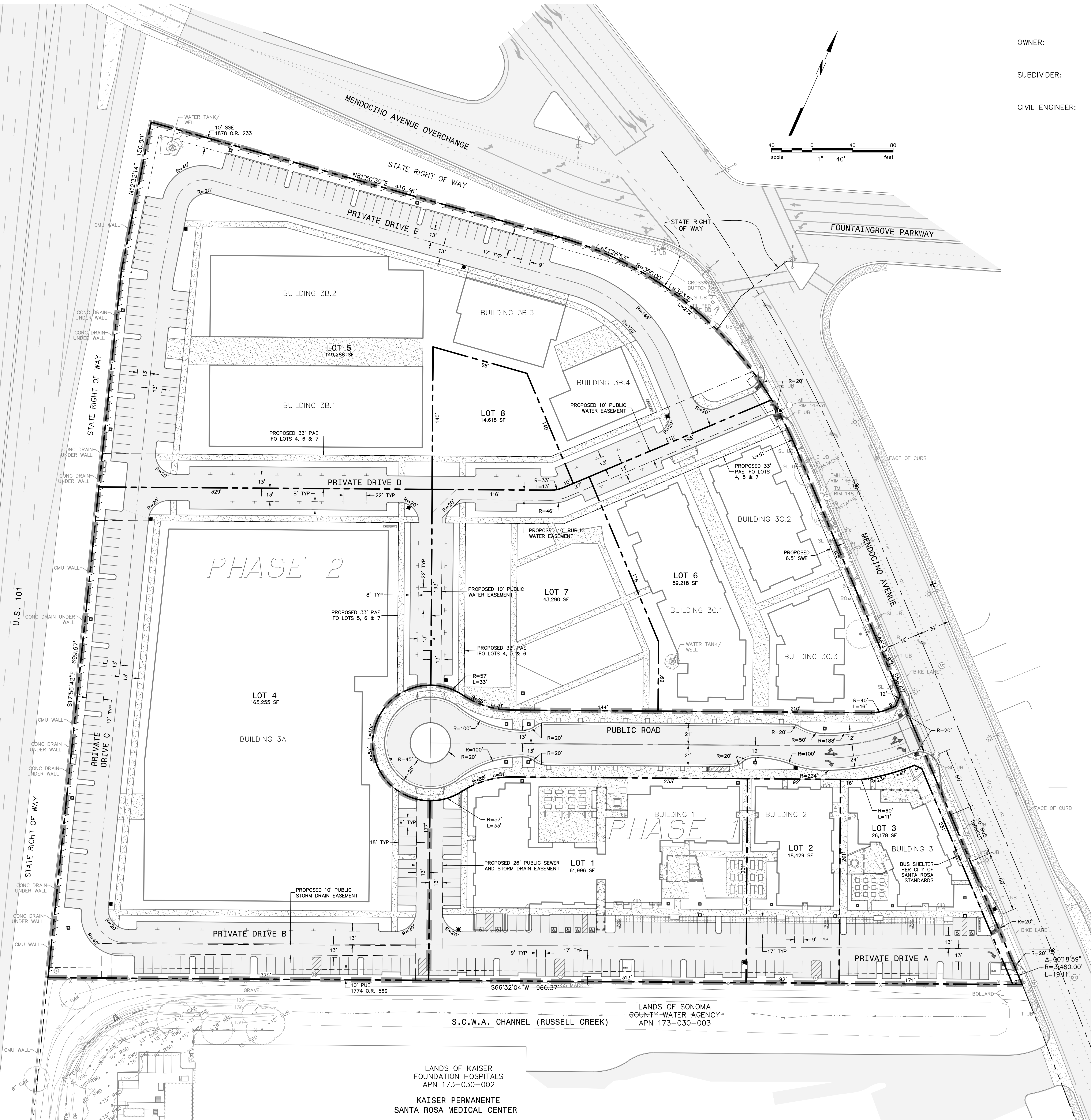
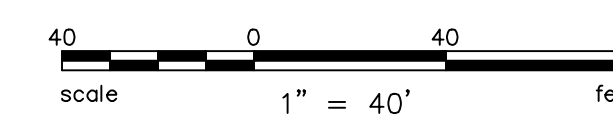


VICINITY MAP
NOT TO SCALE

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.

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.

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
		SANITARY SEWER
		STORM DRAIN
		DOMESTIC WATER (PUBLIC)
		4-INCH FIRE MAIN (PRIVATE)
		OVERHEAD ELECTRIC LINE
		UNDERGROUND ELECTRIC LINE
		UNDERGROUND GAS LINE
		ASPHALT
		CONCRETE
		DETECTABLE WARNING
		BIORETENTION AREA
		PERMEABLE PAVERS
		KEYNOTE
		CROSS SECTION IDENTIFICATION SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

±	MORE OR LESS	PAC	PRIVATE ACCESS EASEMENT
Δ	DELTA	PBLC	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	SSM	STORM DRAIN MANHOLE
EX	EXISTING	SF	SQUARE FEET
ELEV	ELEVATION	SL	STREETLIGHT
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ESMT	EASEMENT	SSCO	SANITARY SEWER CLEAN OUT
FF	FINISHED FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	STD	STANDARD
FW	FIRE WATER	SWE	PUBLIC SIDEWALK EASEMENT
G	GAS	TC	TOP FACE OF CURB
I	IN FAVOR OF	T	TELECOMMUNICATION LINE
INV	BOTTOM INSIDE OF PIPE	TF	TRANSFORMER
L	LENGTH	TS	TRAFFIC SIGNAL
MH	MANHOLE	TYP	TYPICAL
OH	OVERHEAD UTILITY LINE	UB	UTILITY BOX
OR	OFFICIAL RECORDS	UP	UTILITY POLE
PAD	PAD GRADE	VLT	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**

AUGUST 7, 2020

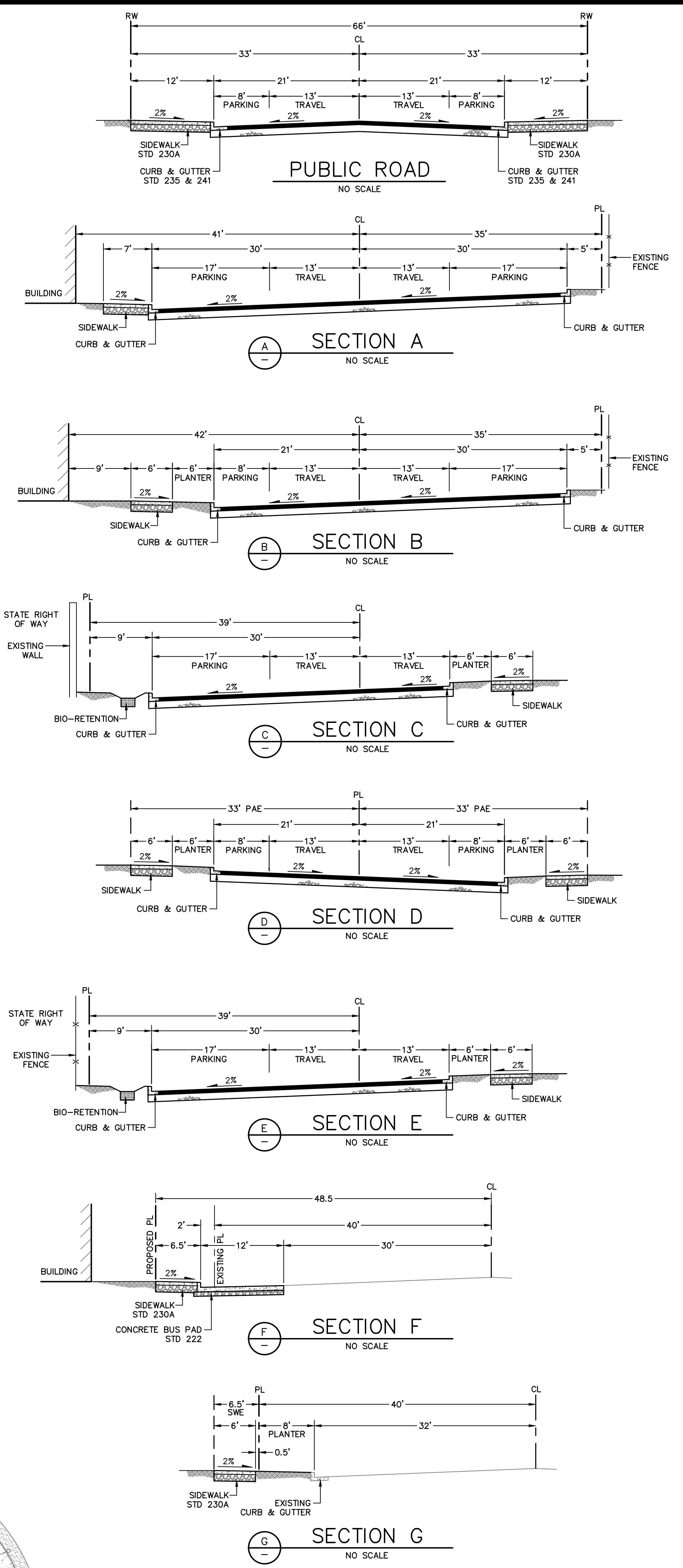
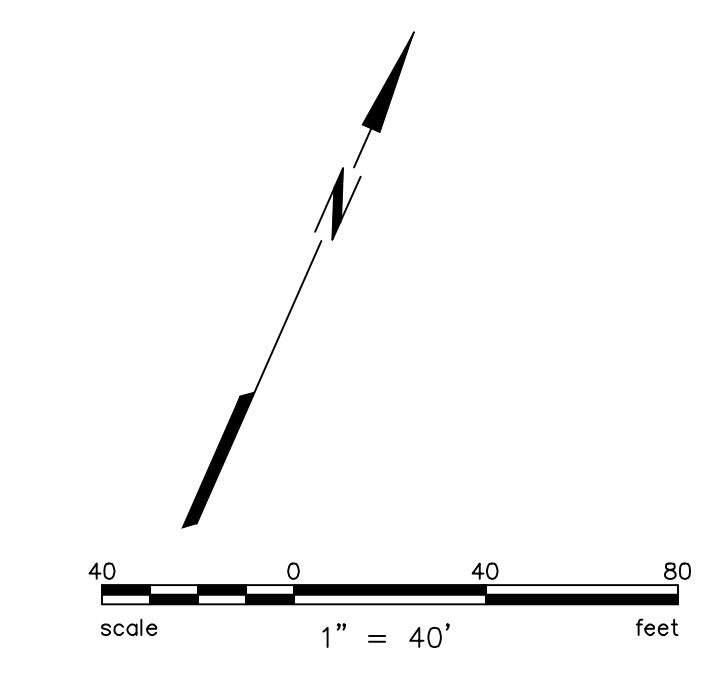
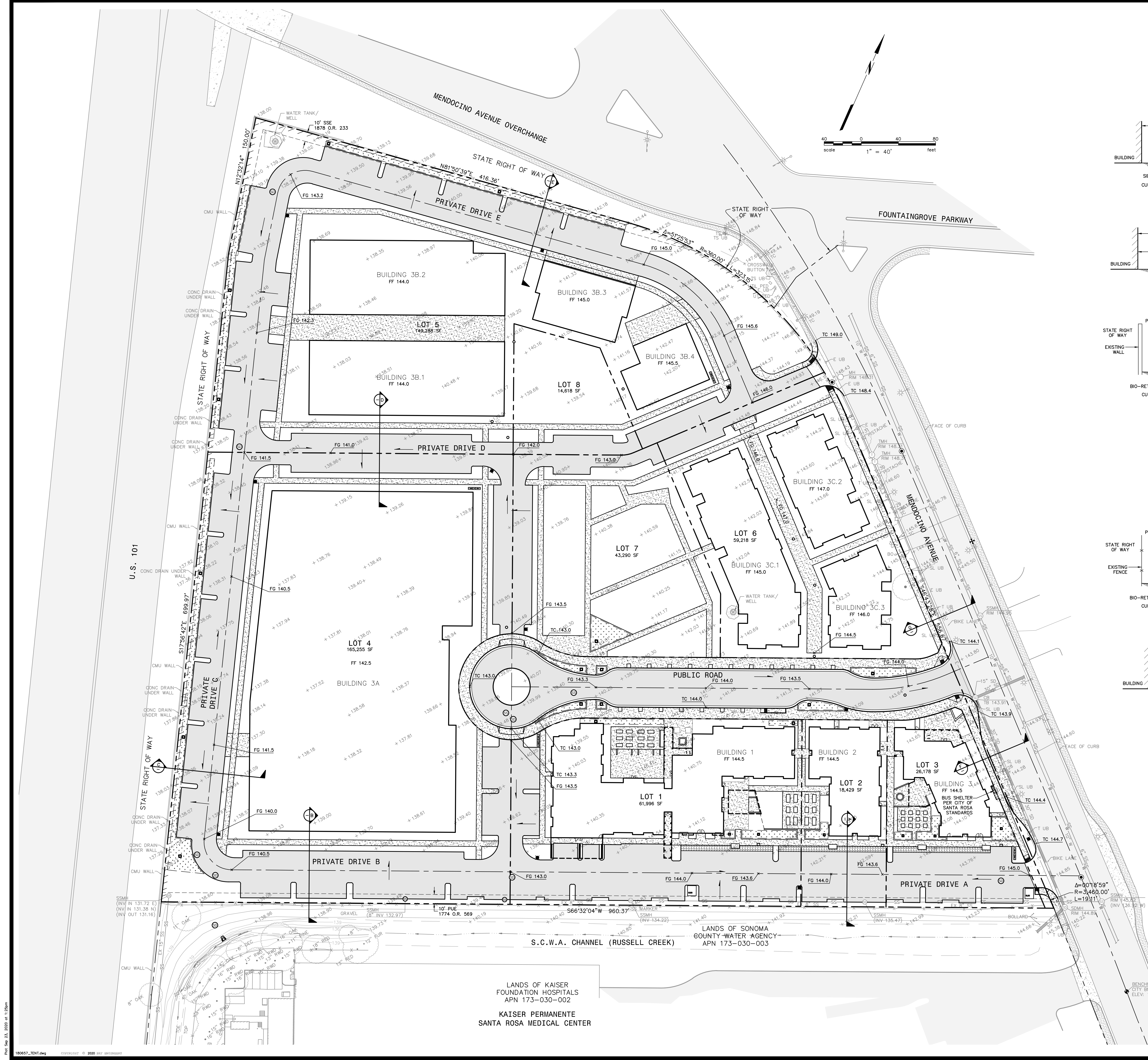
LANDS OF KAISER FOUNDATION HOSPITALS
 APN 173-030-002
 KAISER PERMANENTE
 SANTA ROSA MEDICAL CENTER

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

PREPARED BY

 ENGINEERS / SURVEYORS / PLANNERS
 200 4th St, Ste. 300 Santa Rosa, CA 95401
 (707) 543-8000 FAX: (707) 543-8039

JOB NO. 20180657 SHEET 2 OF 4 SHEETS



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

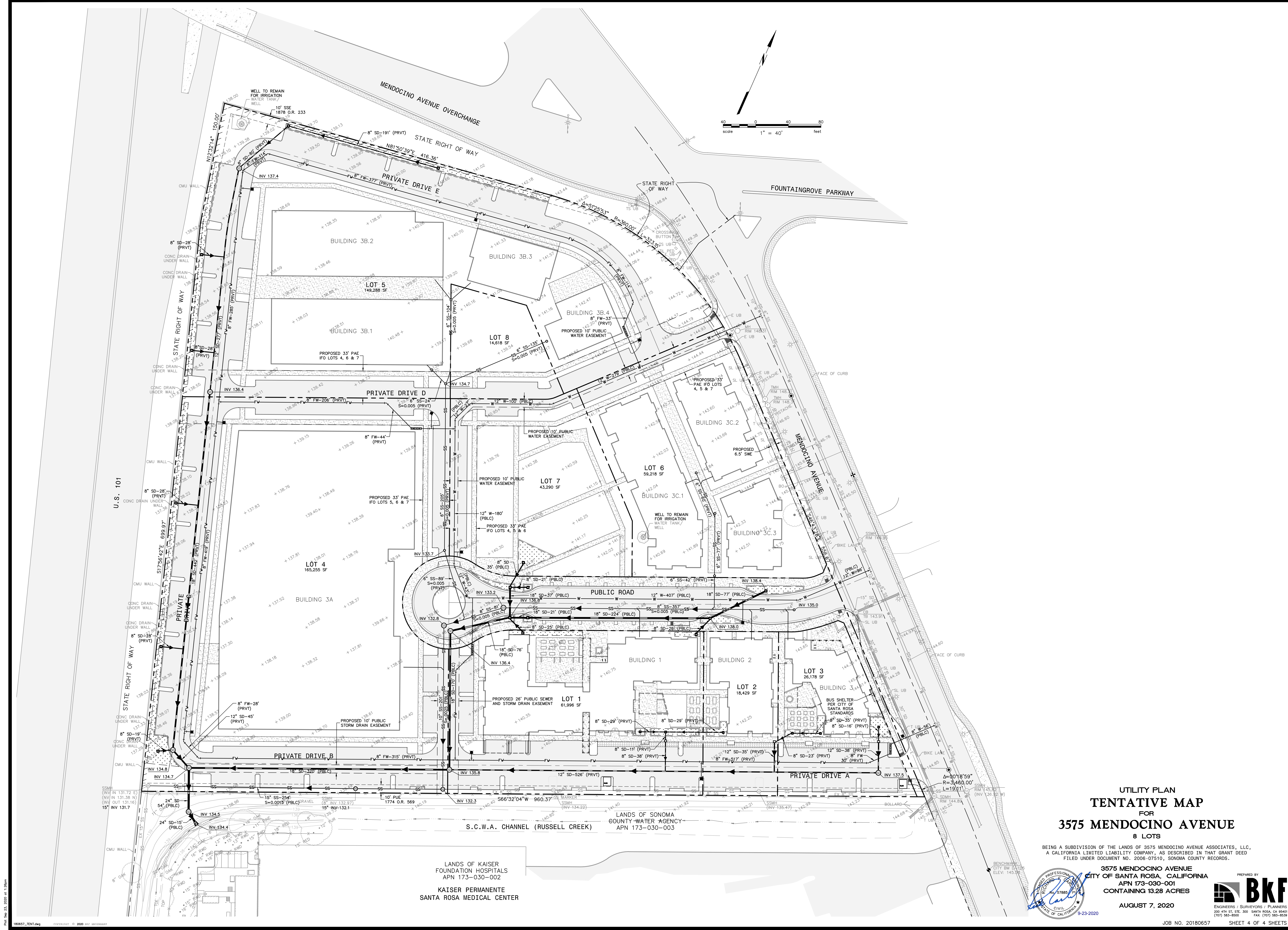
**GRADING PLAN
 TENTATIVE MAP
 FOR
 3575 MENDOCINO AVENUE
 8 LOTS**

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





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
 APN 173-030-001
 CONTAINING 13.28 ACRES

AUGUST 7, 2020



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

Plot No. 33, 2020, at 1:40pm
 180657_TENT.dwg
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