

**TABULATIONS**

Lot Area	3.81 AC (166,120 SF)
Lot Coverage	27.3% (45,314 SF)
Allowable Lot Coverage	65% (107,978 SF)
Number of units	136
2 Br/1Ba	84 714 S.F.
3 Br/2Ba	52 950 S.F.
<b>PARKING STANDARD</b>	171
ADA	8 (2 VAN ACCESSIBLE)
Total Parking	179
	1.3/Unit
Total Required	136

**SHEET INDEX**

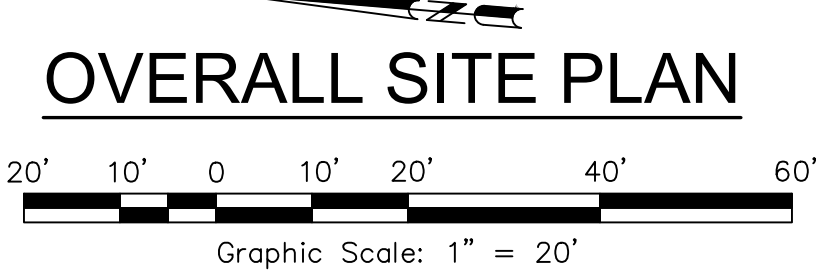
C1.0	OVERALL SITE PLAN
C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	SECTIONS & DETAILS

**GRADING QUANTITIES:**

Site Grading is based upon subgrade to existing grade. No account has been taken for stripings, expansion or contraction, or trench & footing spoils. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL
1,550 CY	3,755 CY	2,205 CY (FILL)

Note:  
Excess material to be off-hauled to an approved location or placed onsite under the direction of the project soils Engineer. Earth materials placed onsite not shown on these plans may require revision(s) to the grading permit.  
Area of Disturbance = 3.92 Acres



**HATCHING LEGEND:**

[Hatched Box]	ONSITE AC PAVING R=15, T1=4 2.5" AC OVER 7" CL II AB	[Hatched Box]	PERMEABLE PAVING- GRANITECRETE
[Hatched Box]	KOWELL LANE R=15, T1=7 4.0" AC OVER 13" CL II AB		
[Hatched Box]	HARDSCAPE		

**ABBREVIATIONS**

AAI	ADORE ASSOCIATES, INC.	EL	ELEVATION	RCE	REGISTERED CIVIL ENGINEER
AB	AGGREGATE BASE	ESMT	EASEMENT	R/W	RIGHT OF WAY
AC	ASPHALT CONCRETE	EX	EXISTING	S	SLOPE
AD	AREA DRAIN	FL	FLOWLINE	SAD	SEE ARCHITECTURAL DRAWINGS
BLDG	BUILDING	FG	FINISH GRADE	SD	STORM DRAIN
BM	BENCH MARK	FH	FIRE HYDRANT	SS	SANITARY SEWER
C	COMPACT PARKING	FS	FINISHED SURFACE	STD	STANDARD
CL	CLASS	FS	FIRE SAFE STANDARD	TC	TOP OF CURB
CO	CLEANOUT	GB	GRADE BREAK	TYP	TYPICAL
CONC	CONCRETE	GR	GRATE	W	WATER
D	DROP INLET	MH	MANHOLE	WM	WATER METER
DWG	DRAWING	MN	MINIMUM	WV	WATER VALVE
DWY	DRIVEWAY	NTS	NOT TO SCALE		
EG	EXISTING GROUND	PL	PROPERTY LINE		
EP	EDGE OF PAVEMENT	PP	POWER POLE		
		PUE	PUBLIC UTILITY EASEMENT		

**LEGEND**

..... ADA ACCESSIBLE PATH OF TRAVEL (POT)

THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT HAVE BEEN IDENTIFIED; AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.

**RECEIVED**  
By Susie Murray at 1:45 pm, Nov 29, 2021

**WEST COLLEGE AVENUE OVERALL SITE PLAN**  
1385 West College Ave  
Santa Rosa, California  
APN 010-510-021

**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.adobeinc.com

**DESIGN REVIEW**

David R. Brown, RCE 41833  
My license expires 3/31/2022

**SCALE: AS SHOWN**

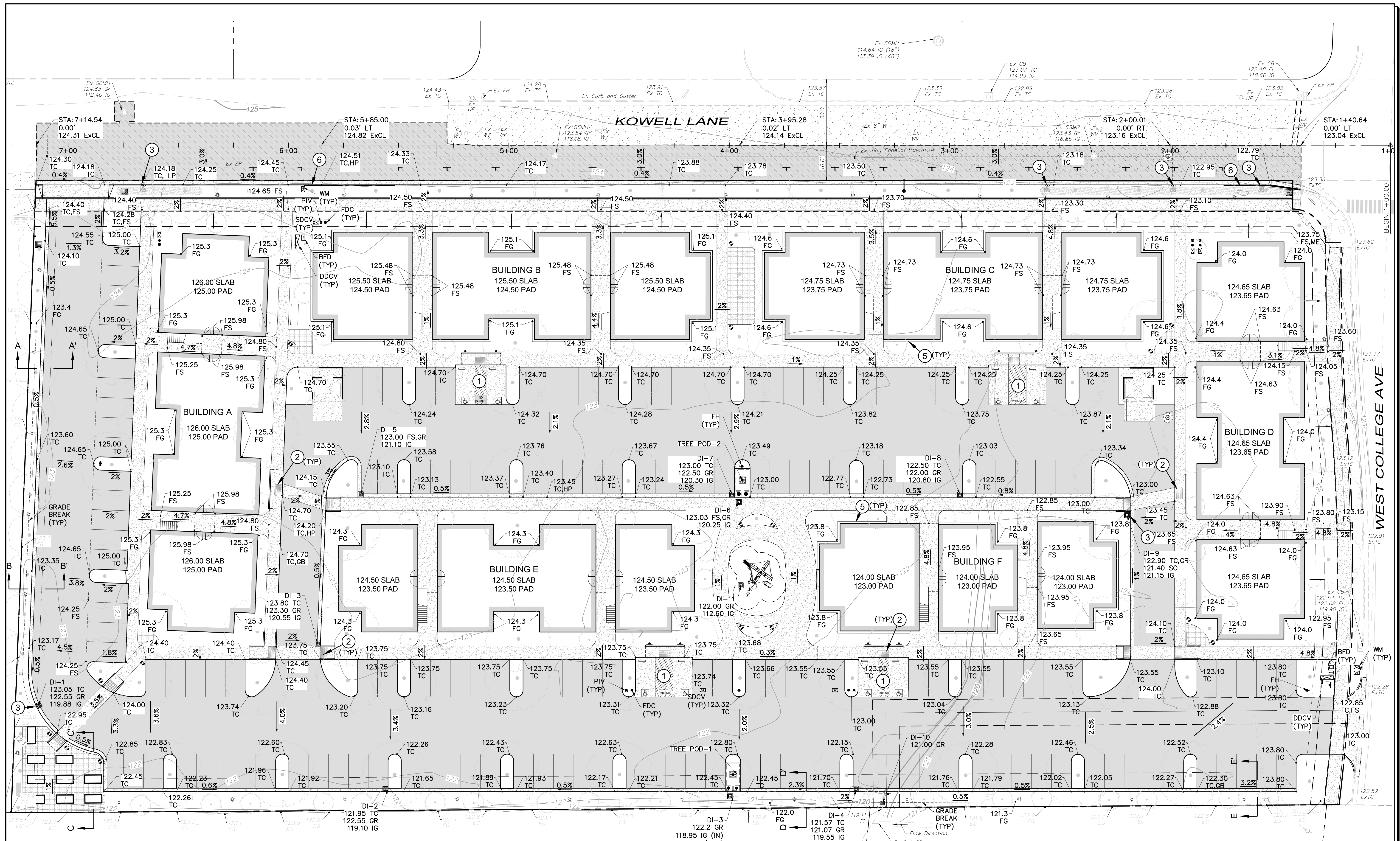
Date: August 25, 2021  
Design by: ZR  
Drawn by: CC  
Checked by: DRB

Revisions

No.	Date	Description	Approved

Sheet  
**C1.0**  
1 of 4 Sheets  
Job 18278.01

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**HATCHING LEGEND:**

	ONSITE AC PAVING R=15, T=4 2.5" AC OVER 7" CL II AB		PERMEABLE PAVING- GRANITECRETE
	KOWELL LANE R=15, T=7 4.0" AC OVER 13" CL II AB		
	HARDSCAPE		

**PRELIMINARY GRADING & DRAINAGE PLAN**



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**KEY NOTES:**

- ① ADA COMPLIANT PARKING SPACES PER CBC. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION
- ② ADA COMPLIANT PEDESTRIAN RAMP PER CBC WITH TRUNCATED DOMES, SLOPE SHALL NOT EXCEED 8.3% (TYP)
- ③ CURB OPENING
- ④ ADA ACCESSIBLE COVERED TRASH ENCLOSURE
- ⑤ 6" CONCRETE PLANTER CURB
- ⑥ CURB TO BE PAINTED RED WITH "NO PARKING" LETTERING IN WHITE

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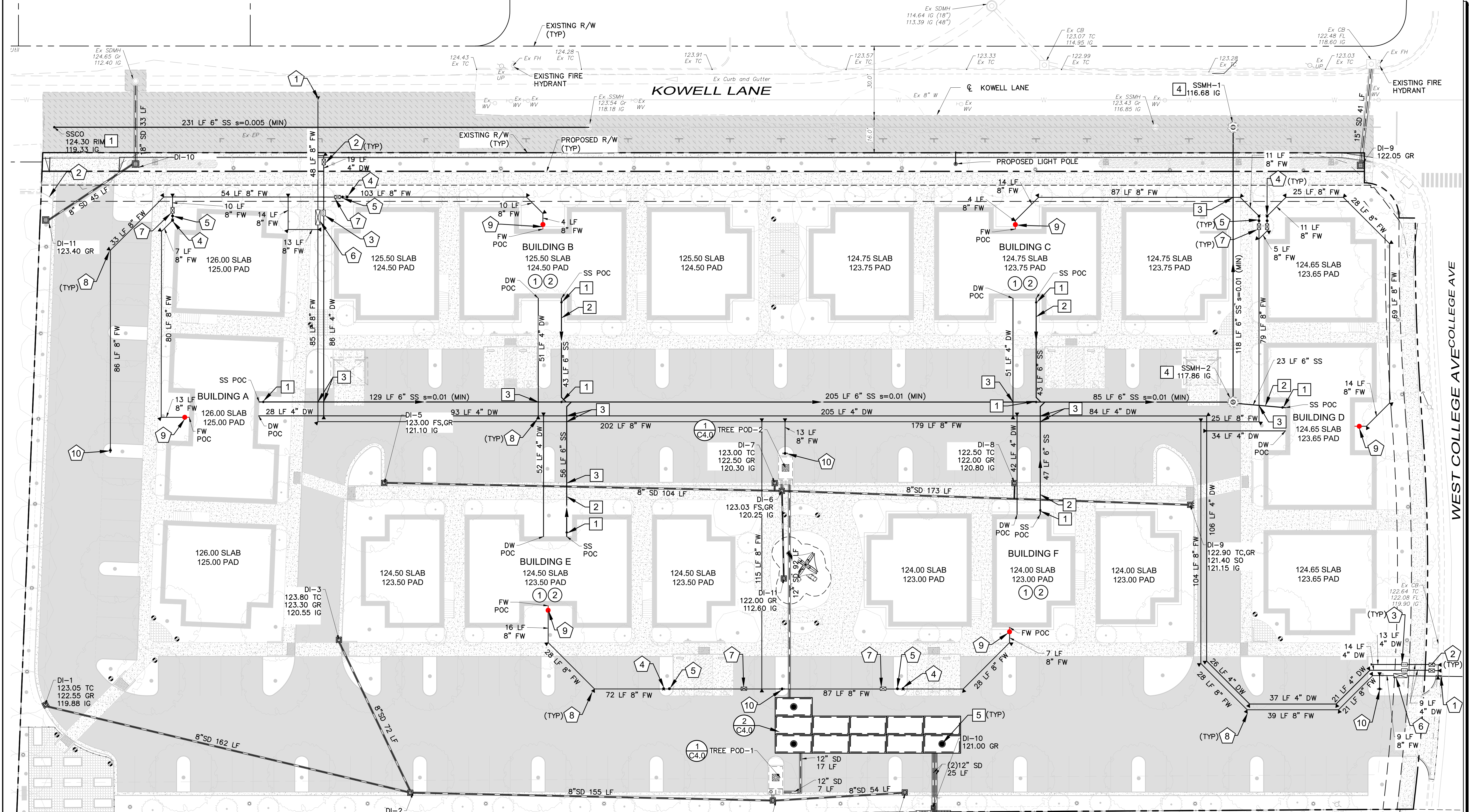
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PRELIMINARY GRADING & DRAINAGE PLAN**  
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Sheet  
**C2.0**  
2 of 4 Sheets  
Job 18278.01



STORM DRAIN SCHEDULE	
DI-1&9	OLDCASTLE MODEL DI-1818 W/SIDE OPENING & GRATE (OR APPROVED EQUAL)
DI-2 THRU DI-8,10&11	OLDCASTLE MODEL DI-1212 w/ GRATE (OR APPROVED EQUAL)
FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION	
ALL DOWNSPOUTS TO BE DIRECTED TO BIORETENTION FACILITIES	
PUBLIC STORM DRAIN PIPE SHALL BE RCP OR HDPE. (MEETING CITY OF SANTA ROSA PUBLIC STORM DRAIN STANDARDS DATED 4/26/2005).	
PRIVATE STORM DRAIN PIPE SHALL BE PVC OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

WATER LEGEND & SCHEDULE	
1	2" WATER SERVICE PER CITY STD 866
2	2" WM PER CITY STD 865A
3	RPBP PER CITY STD 876
4	FDC PER CITY STD 879
5	POST INDICATOR VALVE PER CITY STD 879
6	DDCV PER CITY STD 880
7	SINGLE CHECK DETECTOR PER CITY STD 879
8	THRUST BLOCK PER STD 854
9	FIRE RISER
10	FIRE HYDRANT

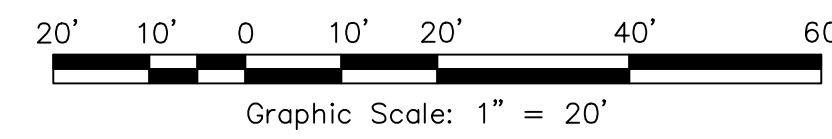
SANITARY SEWER SCHEDULE	
1	SSCO PER CITY STD 513
2	SS LATERALS PER CITY STD 513
3	SS CROSSINGS PER CITY STD 516
4	SS MANHOLE PER CITY STD 500
5	SD MANHOLE PER CITY STD 400

- KEY NOTES:**
- 1 DOMESTIC WATER AND FIRE SERVICES TO BE PROVIDED TO EACH BUILDING IN COORDINATION WITH THE FIRE CONSULTANT.
  - 2 GAS & ELECTRIC METER LOCATION TO BE LOCATED IN COORDINATION WITH ARCHITECT AND JOINT TRENCH CONSULTANT.

**HATCHING LEGEND:**

	ONSITE AC PAVING		PERMEABLE PAVING-GRANITECRETE
	KOWELL LANE		HARDSCAPE

**PRELIMINARY UTILITY PLAN**



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DAVID R. BROWN, P.E. ENGINEER # 41833  
 No. 41833  
 Exp. 3/31/2022  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA

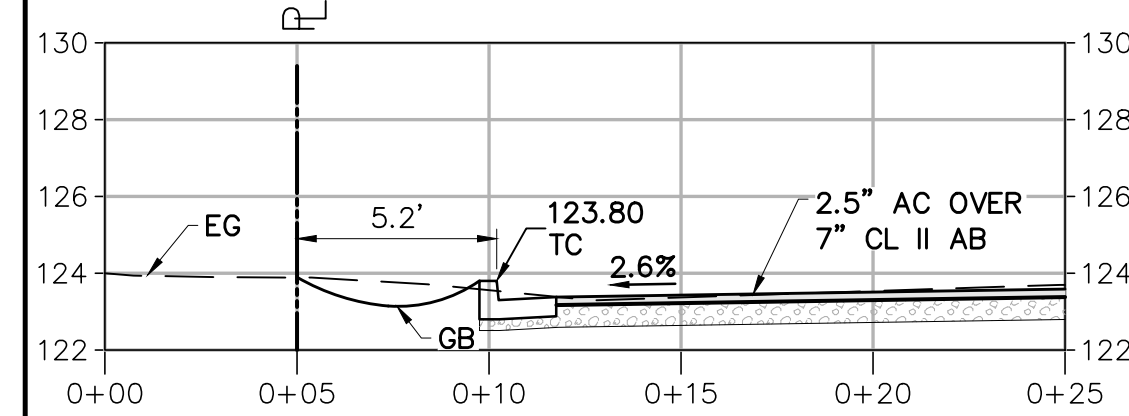
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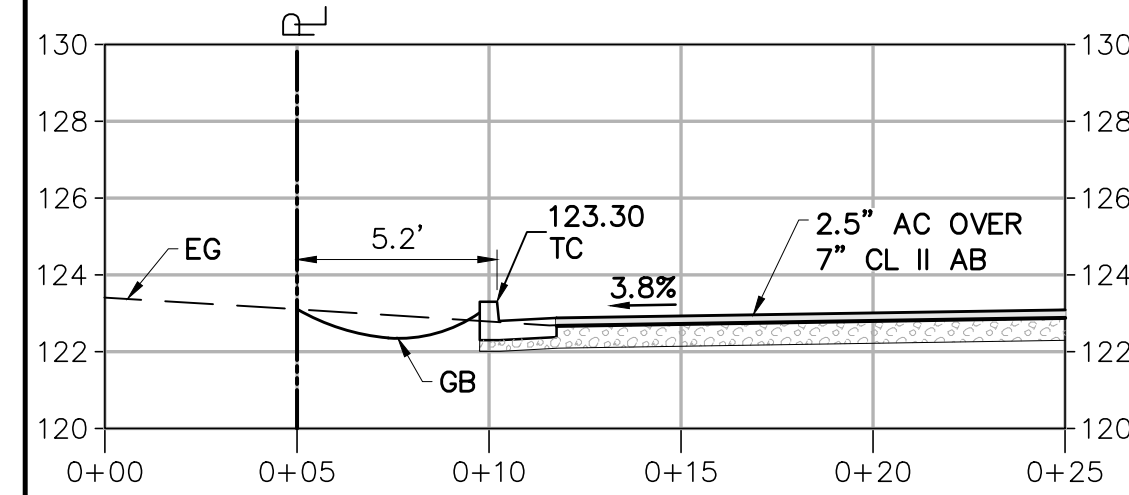
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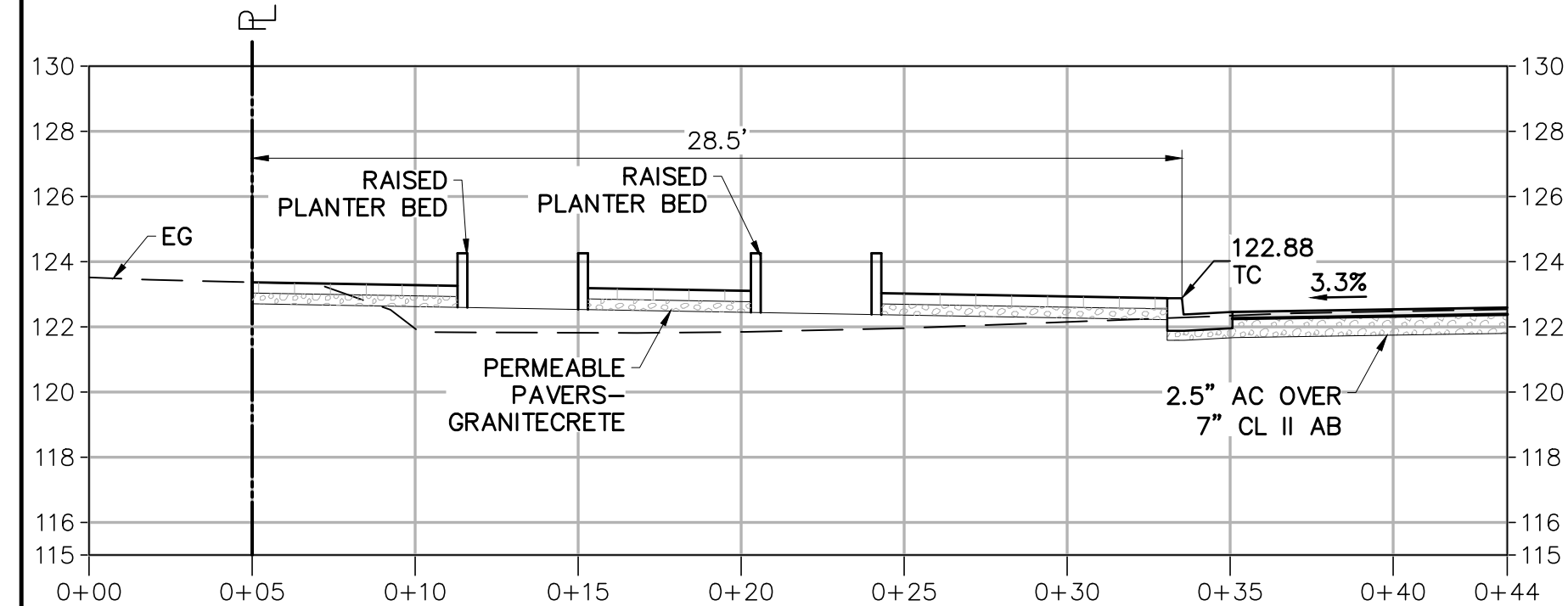
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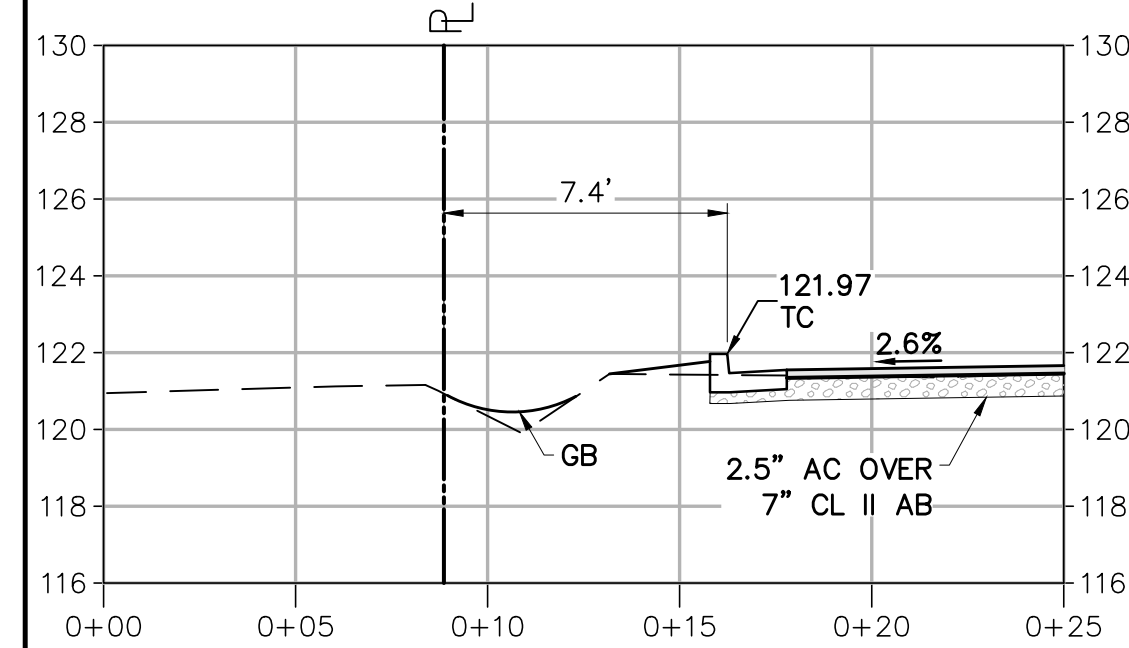
SECTION A - A'



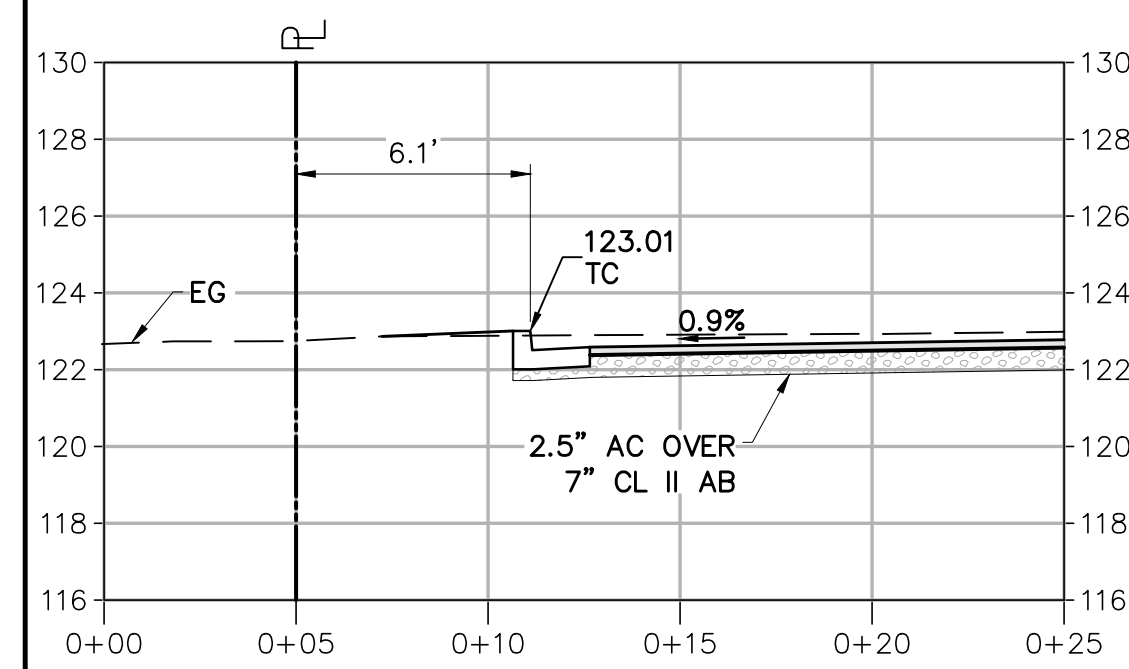
SECTION B - B'



SECTION C - C'

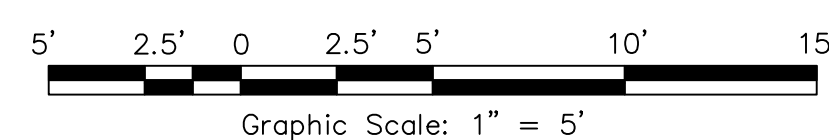


SECTION D - D'

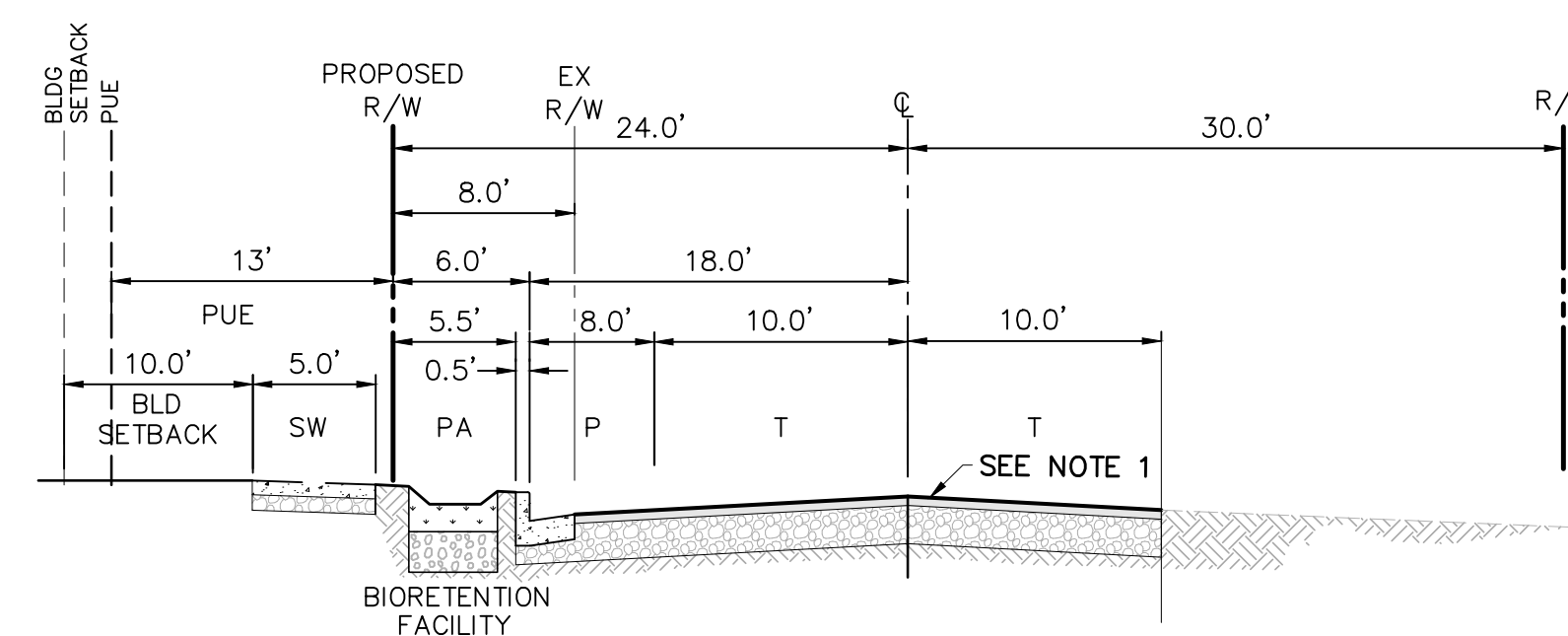


SECTION E - E'

PROPERTY LINE SECTIONS

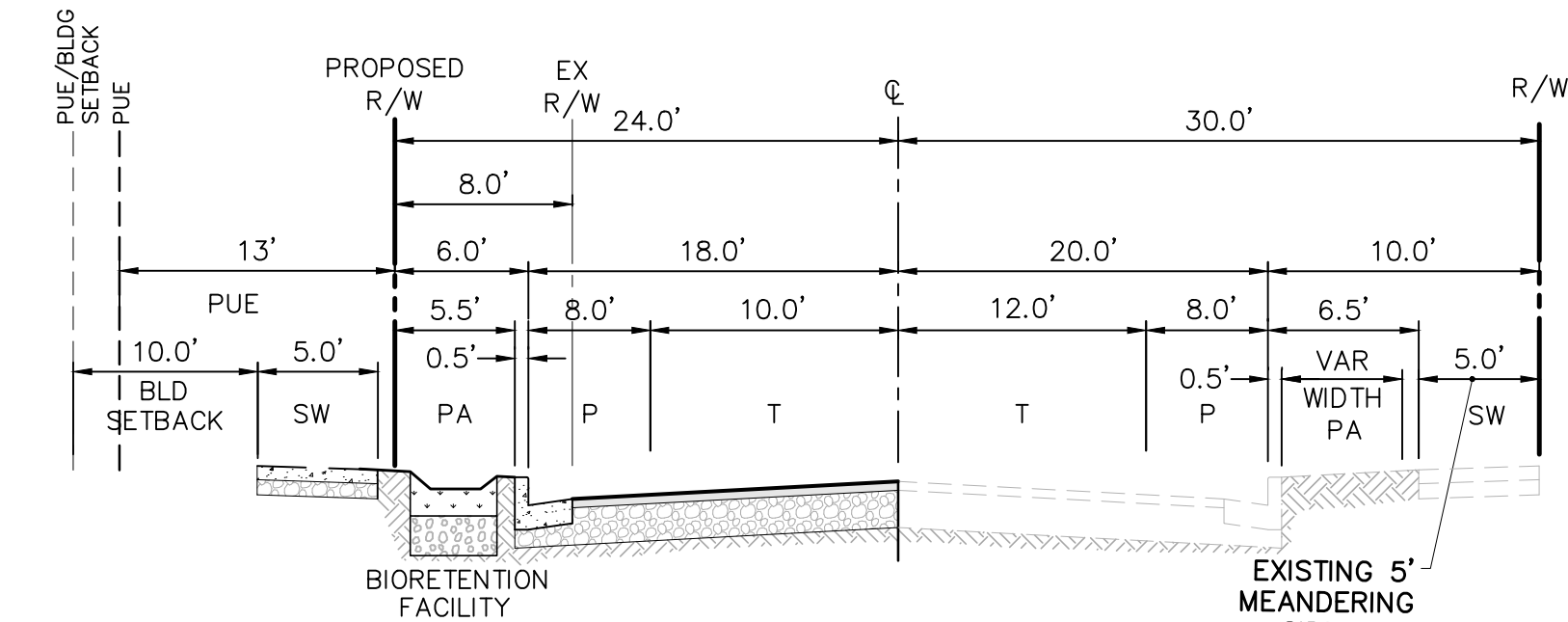


- LEGEND:**
- FINISHED GRADE
  - - - EXISTING GRADE

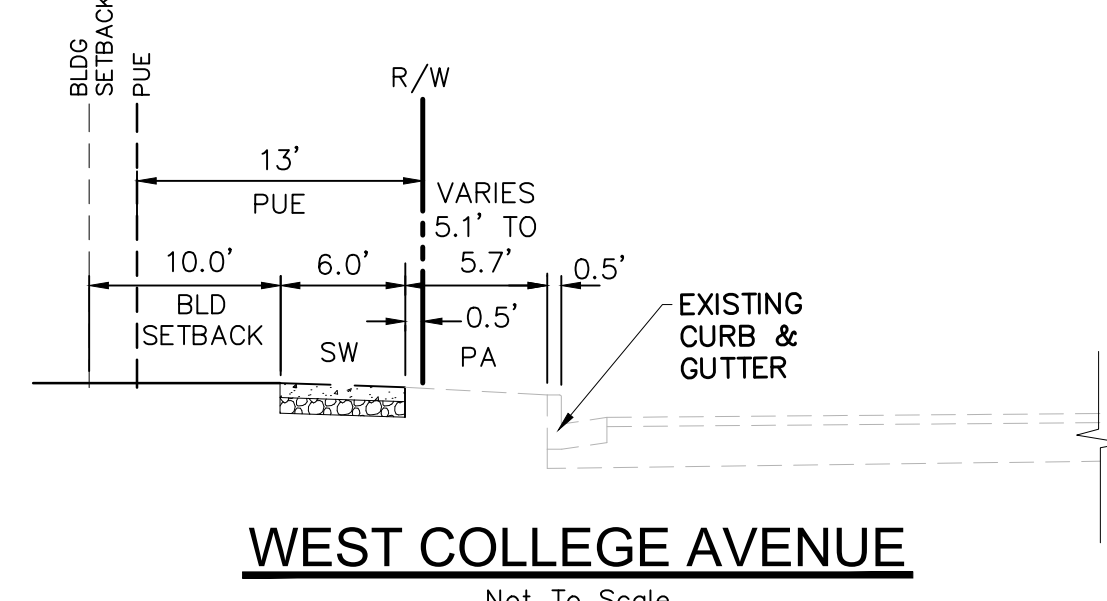


KOWELL LANE TYPICAL SECTION (NORTH)  
Not To Scale

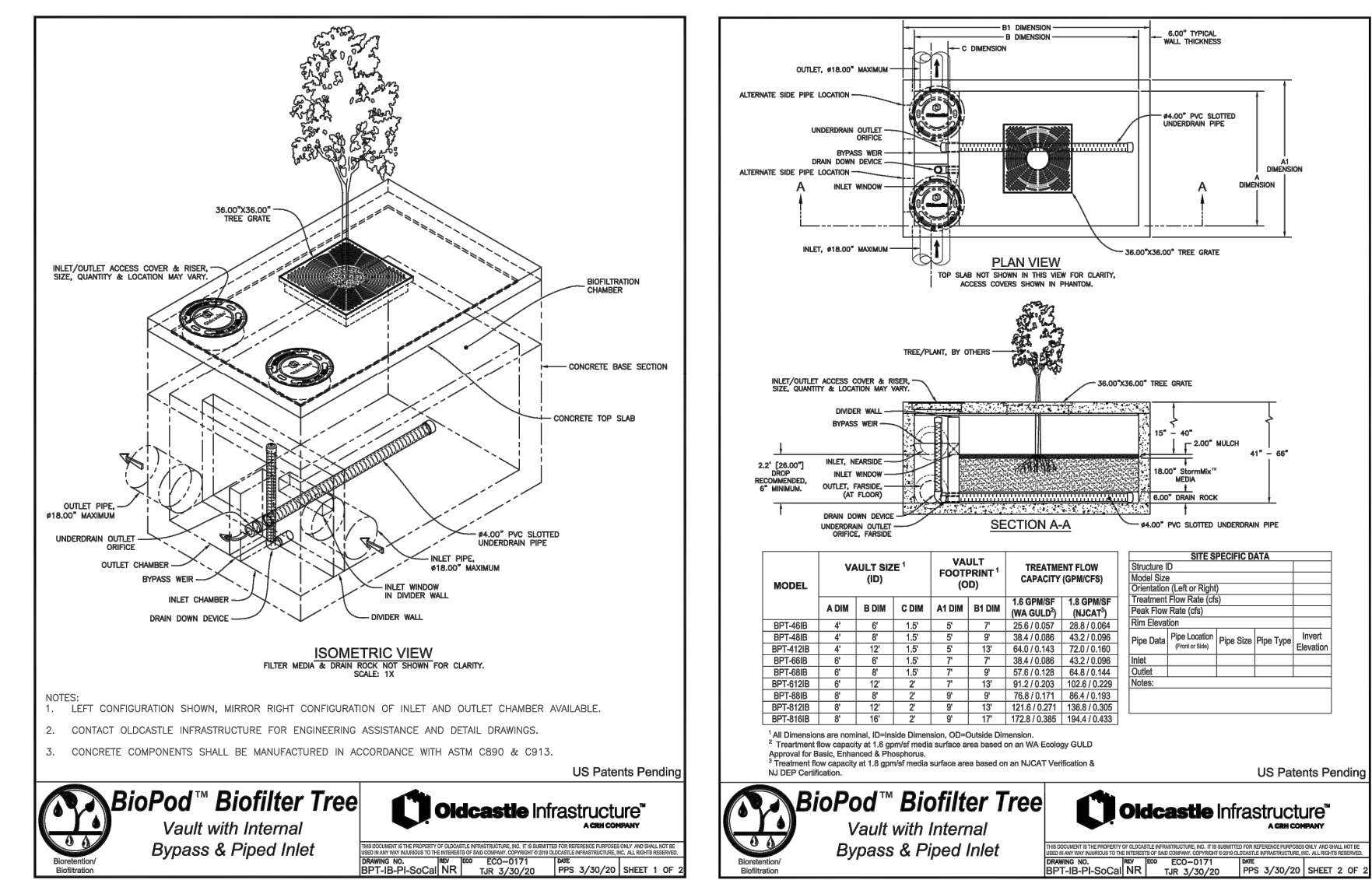
**NOTES:**  
1. A COMPLETE 20' ALL WEATHER WIDTH IS REQUIRED ALONG PROJECT FRONTAGE FOR THE MOST NORTHERLY 200'± OF KOWELL LANE



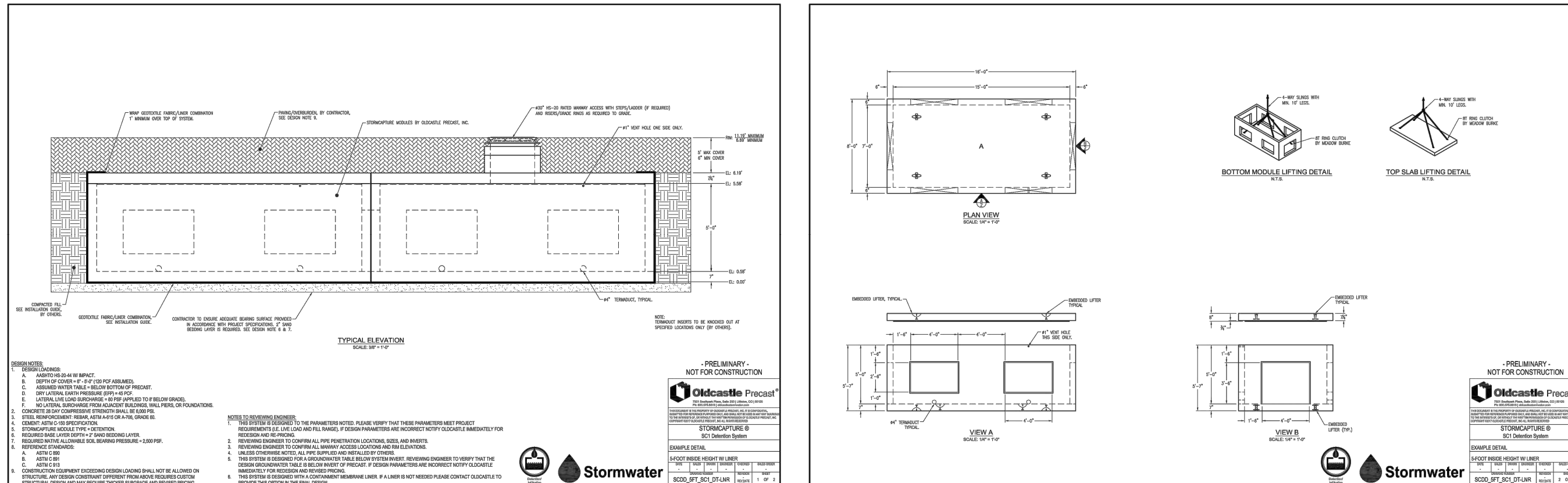
KOWELL LANE TYPICAL SECTION (SOUTH)  
Not To Scale



WEST COLLEGE AVENUE  
Not To Scale



1 OLDCASTLE TREE POD  
NTS



2 STORAGE INLET/ OUTLET STRUCTURE DETAIL  
NTS

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