

OWNER: MEDA/BROOKWOOD, LLC  
 DEVELOPER: HUGH FUTRELL CORPORATION  
 200 FOURTH ST., STE. 240  
 SANTA ROSA, CA. 95401  
 PH: (707) 568-3482  
 FAX: (707) 568-3457

CIVIL ENGINEER: BKF ENGINEERS  
 200 4TH ST., STE. 300  
 SANTA ROSA, CA. 95401  
 PH: (707) 583-8500  
 FAX: (707) 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 ----- R-1-6 SINGLE FAMILY RESIDENTIAL  
 PROPOSED ZONING ----- R-1-6 SINGLE FAMILY RESIDENTIAL

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.  
 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 CITY OF SANTA ROSA STANDARD.  
 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 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 CINQUINI & PASSARINO, INC. ON AUGUST 2, 2016.  
 DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM CINQUINI & PASSARINO, INC. AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.  
 BENCHMARK: CITY OF SANTA ROSA CONTROL MONUMENT G-2031. ELEVATION: 212.576 FEET (NAVD 88).  
 BASIS OF BEARINGS: CITY OF SANTA ROSA CONTROL NETWORK AS DETERMINED BY FOUND CITY MONUMENTS G-2031 AND G-2030. EPOCH 2010.

**LOT SIZE SUMMARY**  
 SMALLEST LOT: 3,514 SF  
 LARGEST LOT: 4,057 SF  
 TYPICAL LOT: 3,565 SF

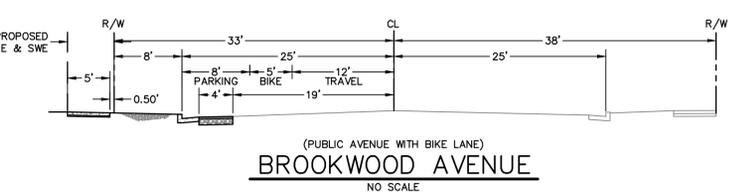
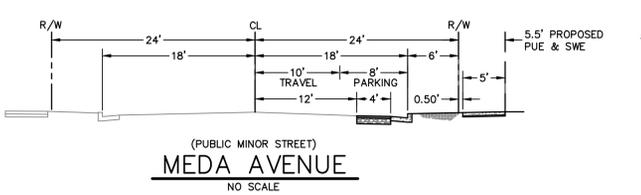
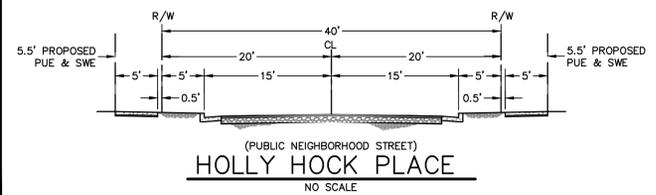
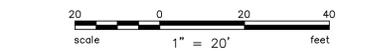
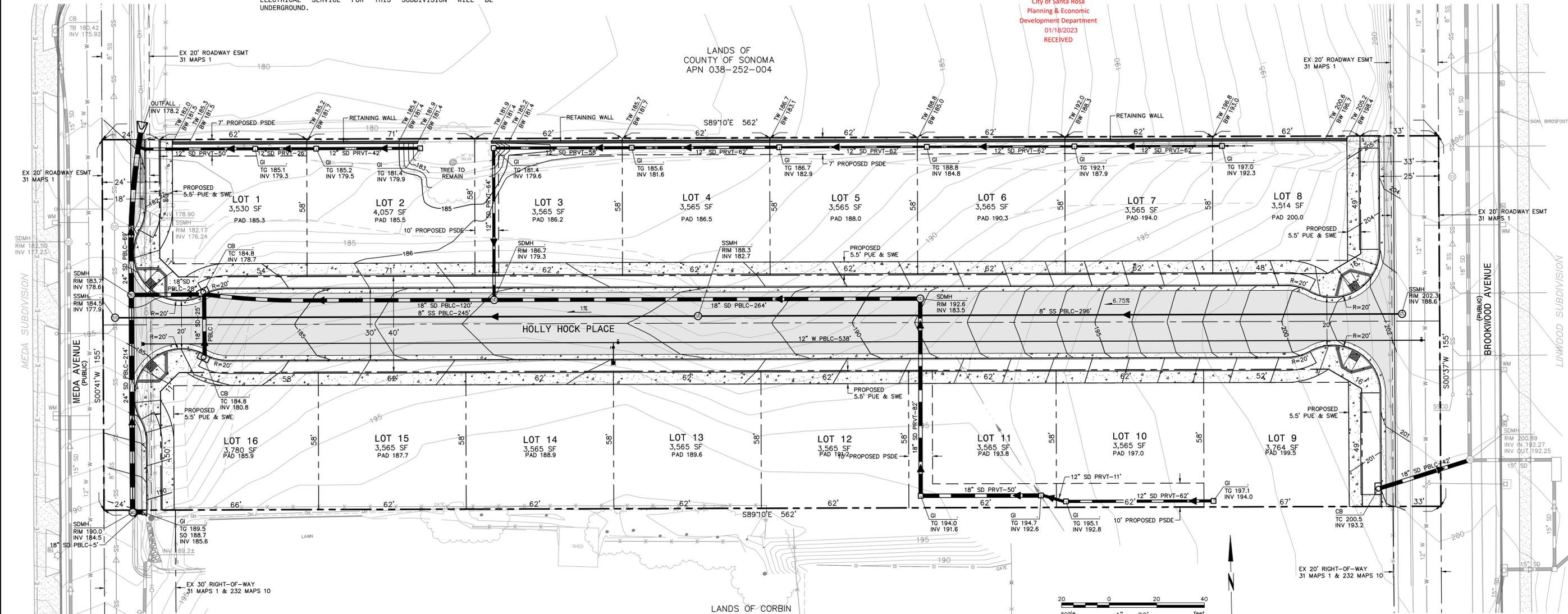
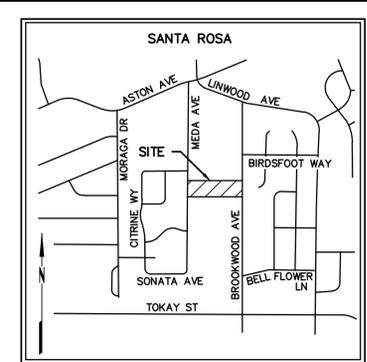
SEE EXHIBIT "A" OF TENTATIVE MAP FOR COMPLIANCE WITH CITY OF SANTA ROSA SETBACK STANDARDS.

**SYMBOLS & LEGEND**

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	BLOW OFF VALVE
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	STREET LIGHT
(Symbol)	(Symbol)	UTILITY POLE
(Symbol)	(Symbol)	CATCH BASIN
(Symbol)	(Symbol)	TREE
(Symbol)	(Symbol)	PROPERTY LINE
(Symbol)	(Symbol)	EASEMENT
(Symbol)	(Symbol)	CENTERLINE
(Symbol)	(Symbol)	FLOW LINE
(Symbol)	(Symbol)	GRADE BREAK
(Symbol)	(Symbol)	FENCE
(Symbol)	(Symbol)	SANITARY SEWER
(Symbol)	(Symbol)	STORM DRAIN
(Symbol)	(Symbol)	WATER
(Symbol)	(Symbol)	OVERHEAD UTILITY LINE
(Symbol)	(Symbol)	UNDERGROUND ELECTRIC LINE
(Symbol)	(Symbol)	ASPHALT
(Symbol)	(Symbol)	CONCRETE
(Symbol)	(Symbol)	DETECTABLE WARNING

**ABBREVIATIONS**

±	MORE OR LESS	P&E	PACIFIC GAS & ELECTRIC
AC	ASPHALT CONCRETE	PSDE	PUBLIC STORM DRAIN EASEMENT
APN	ASSESSOR'S PARCEL NUMBER	PUE	PUBLIC UTILITY EASEMENT
BW	BOTTOM OF WALL	PRVT	PRIVATE
CB	CATCH BASIN	R	RADIUS
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	R/W	RIGHT OF WAY
CONC	CONCRETE	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GROUND	SL	STREET LIGHT
ELEV	ELEVATION	SO	SIDE OPENING
ESMT	EASEMENT	SS	SANITARY SEWER
EX	EXISTING	SSCO	SANITARY SEWER CLEAN OUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	STA	STATION
FL	SURFACE FLOWLINE	STD	STANDARD
GI	GRATE INLET	SWE	SIDEWALK EASEMENT
INV	BOTTOM INSIDE OF PIPE	TB	TOP OF BOX
MAX	MAXIMUM	TC	TOP FACE OF CURB
MH	MANHOLE	TEL	TELECOMMUNICATION LINE
MIN	MINIMUM	TG	TOP OF GRATE
MON	MONUMENT	TW	TOP OF WALL
OH	OVERHEAD UTILITY LINE	TYP	TYPICAL
OR	OFFICIAL RECORDS	W	WATER
PAD	PAD GRADE	WM	WATER METER
PBLC	PUBLIC PROPERTY	V.O.	VALLEY OAK



**TENTATIVE MAP FOR HOLLY HOCK**  
 16 RESIDENTIAL LOTS

BEING A SUBDIVISION OF THE LANDS OF MEDA/BROOKWOOD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2016-051968, SONOMA COUNTY RECORDS.  
 1650 MEDA AVENUE  
 CITY OF SANTA ROSA, CALIFORNIA  
 APN 044-032-006  
 CONTAINING 2.0 ACRES



DECEMBER 5, 2016





# HUGH FUTRELL CORPORATION

## MEMORANDUM

**To:** Susie Murray-Planning & Economic Development

**CC:** Ian Hardage- Assistant Fire Marshall, Gabe Osburn- Engineering Development Services, & Bill Rose- Planning & Economic Development

**From:** Hugh Futrell & Kristin Kiefer

**Date:** February 9, 2017

**RE:** Holly Hock Subdivision Street Configuration

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Dear Susie:

This confirms that we will not object to a condition of approval that widens the pavement on Holly Hock Place to 32' from 30' while reducing the sidewalk on each side to 4' from 5'.

At our recent meeting I expressed my opinion that it is inappropriate that the City Council-adopted (and commonly used) 30' neighborhood street pavement width is now rejected by the Fire Department. Still, I understand the department's concerns, and, in always looking for compromise where there is disagreement, am satisfied with the agreed-upon approach -- the 32' section and 4' sidewalk which results in the same total width of street section while preserving a wide street planter.

As requested, attached is the exhibit showing curb cuts, streetscape and proposed mailbox locations. As we discussed mailbox locations are subject to Post Office confirmation in the field after construction begins.

Hugh Futrell, President

HUGH FUTRELL CORPORATION  
200 Fourth Street  
Santa Rosa, California 95401  
(t) 707-568-3482 x111