

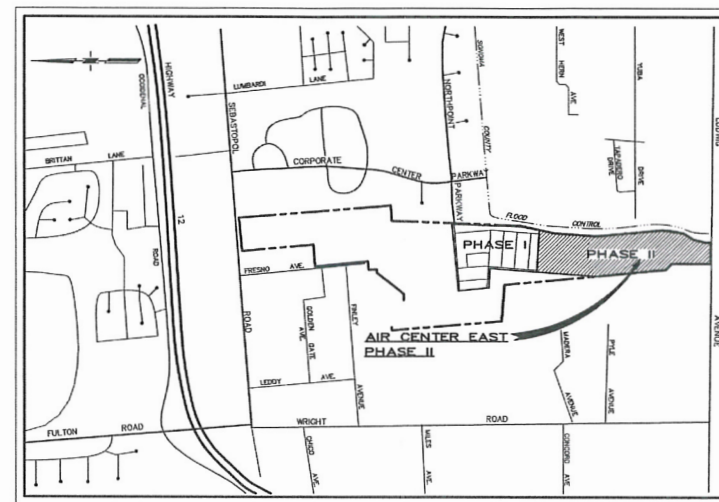
A PHASED TENTATIVE MAP
AIR CENTER EAST
PHASE II
SANTA ROSA, CALIFORNIA

JULY 2009

CITY OF SANTA ROSA
Santa Rosa, CA
OCT 13 2016
DEPARTMENT OF
COMMUNITY DEVELOPMENT

LEGEND PROPOSED EXISTING

SUBDIVISION BOUNDARY	-----	-----
STREET GRADE	-----	-----
SEWER, MANHOLE, CLEANOUT	-----	-----
WATER MAIN, GATE VALVE, FIRE HYDRANT & BLOW OFF	-----	-----
STORM DRAIN, DROP INLET, MANHOLE, & GATCH BASIN	-----	-----
STREET LIGHT	-----	-----
PROPOSED SWALE	-----	-----
EXISTING GROUND CONTOUR	-----	-----
SIDEWALK	-----	-----
SEWER & WATER EASEMENT	-----	-----
STORM DRAIN EASEMENT	-----	-----
PRIVATE STORM DRAIN EASEMENT	-----	-----
SEWER EASEMENT	-----	-----
POWER LINE EASEMENT	-----	-----
ANCHOR EASEMENT	-----	-----
WETLANDS	-----	-----



LOCATION MAP

INDEX OF SHEETS

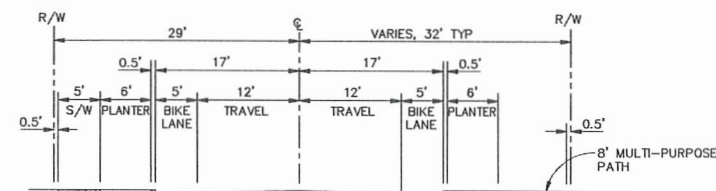
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AIR CENTER EAST - PHASE II (UNIT 1)
3	AIR CENTER EAST - PHASE II (UNIT 2)

BEING A SUBDIVISION OF A PORTION OF THE LANDS OF SANTA ROSA ASSOCIATES II AS DESCRIBED BY DEED RECORDED AS DOCUMENT NO. 91-0117836 OFFICIAL RECORDS OF SONOMA COUNTY, STATE OF CALIF.

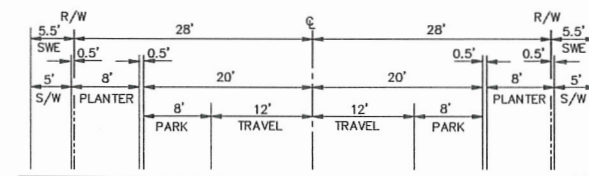
PROJECT DATA

OWNERS	SANTA ROSA ASSOCIATES II C/O INDUSTRIAL REALTY COMPANY OF CALIFORNIA 1091 INDUSTRIAL ROAD, SUITE 101 SAN CARLOS, CA. 94070-4118
ENGINEER	CARLILE • MACY 15 THIRD STREET SANTA ROSA, CA. 95401
WATER SUPPLY	CITY OF SANTA ROSA
SEWAGE DISPOSAL	CITY OF SANTA ROSA
PRESENTLY PREZONED	PC
PROPOSED ZONING	PC
GENERAL PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
BUILDING SETBACKS	PER DEVELOPMENT PLAN AND POLICY STATEMENT
AREA	37.11 AC±
NUMBER OF LOTS (SEE NOTE NO. 3)	131
DENSITY	3.53 DWELLINGS/ACRE
MINIMUM LOT SIZE	3,520 SF±
MAXIMUM LOT SIZE	7,955 SF±
AVERAGE LOT SIZE	4,779 SF±
PARCEL A (PROPOSED CTS MITIGATION PARCEL)	4.0 AC±
PARCEL B (PROPOSED CTS MITIGATION PARCEL)	5.6 AC±
PARCEL C (PROPOSED CTS MITIGATION PARCEL)	1.69 AC±
A.P. NUMBER	35-141-31
ADDRESS	1301 LUDWIG AVENUE
DOCUMENT NUMBER	91-0117836
BENCHMARK	PER CITY DATUM
STREET TREES	PER CITY PARKS & RECREATION

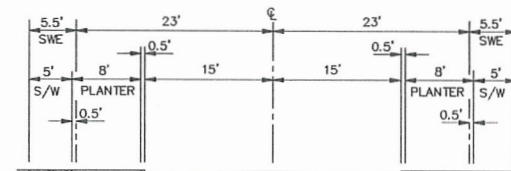
- NOTES:
- THE ENGINEER IS NOT AWARE OF ANY ADVERSE SOILS CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
A LIMITED SOIL AND GROUNDWATER INVESTIGATION WAS PERFORMED BY ATLAS ENGINEERING AND IS SUMMARIZED IN A REPORT DATED JULY 24, 2000.
A FULL GEOTECHNICAL REPORT WAS PREPARED BY RGH AND IS DATED DECEMBER 2, 2005.
 - THE BUILDING SITES ARE NOT KNOWN TO FLOOD.
 - THIS IS A PHASED TENTATIVE MAP. UP TO 2 FINAL MAPS MAY BE RECORDED.
- | UNIT | RESERVE A | RESERVE B | TOTAL |
|--|-----------|-----------|-------|
| 1. (NORTH OF ST. "F")
(SEE SHEET 2) | 68 | 3 | 71 |
| 2. (SOUTH OF ST. "F")
(SEE SHEET 3) | 12 | 51 | 60 |
| | 80 | | 131 |
4. ALL STORM DRAIN PIPE SHALL BE CAST IN PLACE, CLASS III RCP, OR HDPE PER CITY STANDARDS.



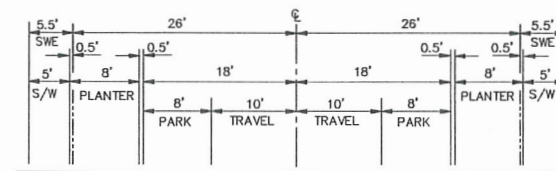
FRESNO AVE
(SOUTH OF "C" STREET)



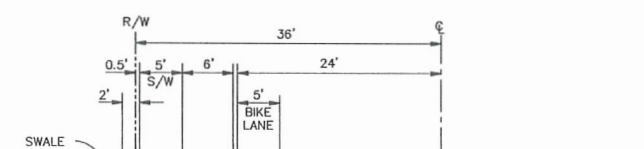
AVENUE STREET
(STREET "C" & "F")



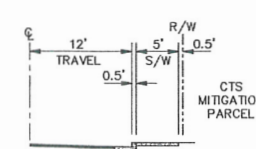
NEIGHBORHOOD STREET
(STREETS "D", "E", "G", "I", "L")



MINOR STREET
(STREETS "A", "B", "H", "J", "K")



LUDWIG AVENUE



MODIFIED STREET SECTION
AT CTS MITIGATION PARCELS
(STREETS "A", "B", "C", "H", "J", "K")

131 LOTS 3 PARCELS

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

MARK R. HALE

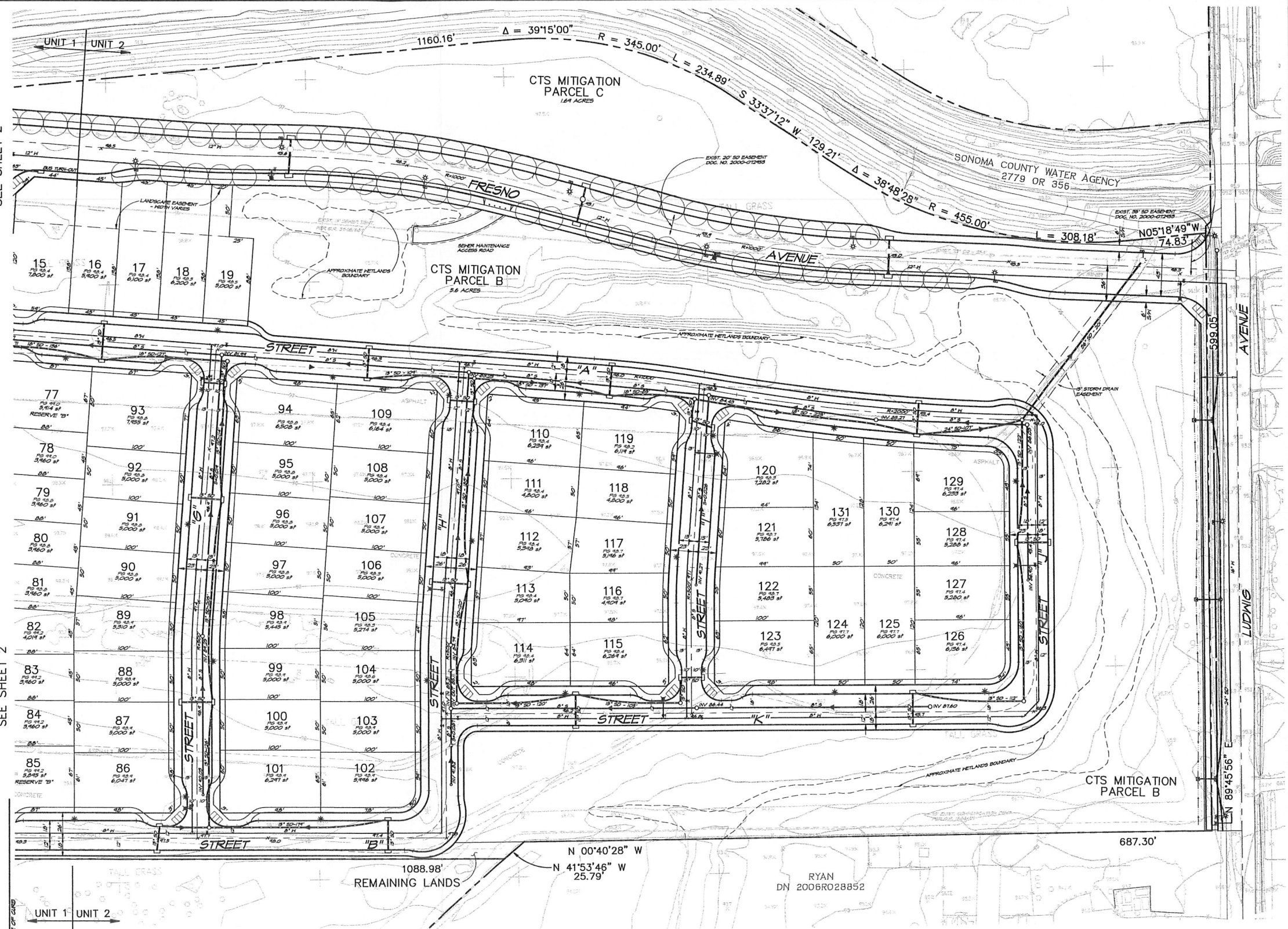
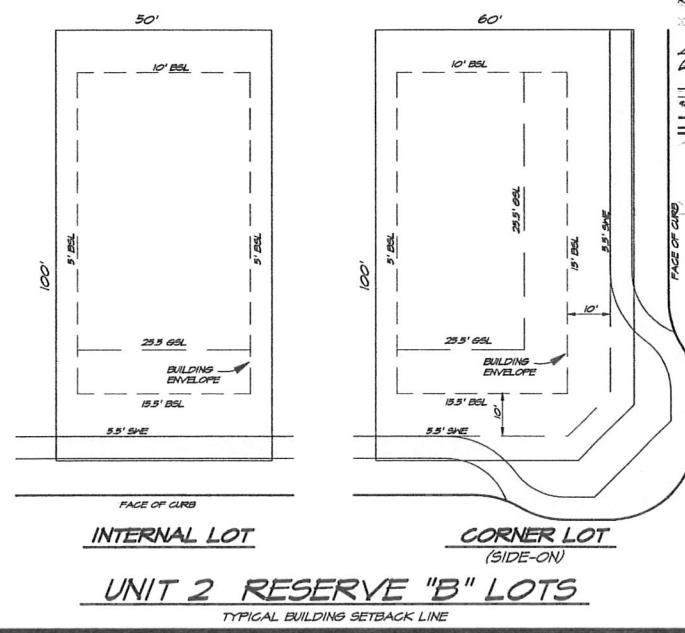
C43973 EXP. 6/30/11

JULY 30, 2009 DATE

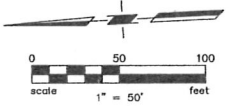
SHEET 1 OF 3

SEE SHEET 2

SEE SHEET 2



THE MOVEMENT OF CTS FROM PARCELS SET ASIDE FOR CTS MITIGATION ACROSS FRESNO AVENUE SHALL BE FACILITATED BASED ON MEASURES DEVELOPED IN COORDINATION WITH THE U.S. FISH AND WILDLIFE SERVICE, CALIFORNIA DEPARTMENT OF FISH AND GAME, AND THE CITY OF SANTA ROSA.



NOTES:
ALL STREET GRADES ARE 1/2%
ALL SEWER SLOPES ARE 0.005 UNLESS OTHERWISE NOTED.
LOTS 86-131 ARE RESERVE "B".