

NOTES:

- WATER SUPPLYCITY OF SANTA ROSA
- SEWAGE DISPOSALCITY OF SANTA ROSA
- PRESENT ZONINGPD
- PROPOSED ZONINGPD
- EXISTING STRUCTURESNONE
- EXISTING PUBLIC AREASPUBLIC PATHWAY EASEMENT
- PROJECT ACREAGE - 5.69+ ACRES LOT 5 OF NEILSEN RANCH
- IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE CITY OF SANTA ROSA PLANS AND SPECIFICATIONS OR AS MODIFIED ON THIS TENTATIVE MAP AND AS APPROVED BY THE CITY ENGINEER.
- THE ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON THIS SITE.
- THE PROJECT IS LOCATED IN A HIGH FIRE SEVERITY ZONE.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROPOSED SUBDIVISION. REFER TO "GEOTECHNICAL STUDY, THE ARBORS, LAKE PARK DRIVE, SANTA ROSA, CALIFORNIA". PROJECT NUMBER 1775-03-04-1, PREPARED BY RGH CONSULTANTS INC., DATED MAY 18, 2005
- A SITE SPECIFIC DRAINAGE ANALYSIS HAS BEEN PREPARED AS PART OF THE NEILSEN RANCH TENTATIVE MAP APPLICATION WHICH STATES THAT NO AREAS ON THE PROPERTY ARE SUBJECT TO INUNDATION.
- ALL SITE GRADING SHALL BE DONE UNDER THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE IN COMPLIANCE WITH CHAPTER 18, 30 AND APPENDIX CHAPTER 33 OF THE UNIFORM BUILDING CODE.
- PUBLIC STORM DRAIN TO BE CITY STANDARDS.
- PRIVATE STORM DRAIN TO BE HOPE.
- TREE SIZES AND LOCATIONS SHOWN ON THESE PLANS WERE OBTAINED BY AN ACTUAL FIELD SURVEY BY OBERKAMPER AND ASSOCIATES IN 1998. TREE IMPACT DATA WERE OBTAINED FROM "LAKE PARK CONDOMINIUMS - TREE REPORT" PREPARED BY RALPH OSTERLING CONSULTANTS, INC..
- EROSION CONTROL PROVISIONS TO BE INCORPORATED WITH IMPROVEMENT PLAN DESIGN.
- THE TOPOGRAPHIC MAPPING SHOWN HERE-ON WAS PROVIDED BY OBERKAMPER AND ASSOCIATES. SAID MAPPING WAS DEVELOPED FOR THE NEILSEN RANCH IMPROVEMENTS BY OBERKAMPER AND ASSOCIATES. TOPOGRAPHY DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY CARLENZOLI & ASSOCIATES.
- BOUNDARY IS BASED ON THE NEILSEN RANCH SUBDIVISION MAP RECORDED IN BOOK 558 OF MAPS PAGES 21-41 S.C.R.
- BENCHMARK:
CITY CONTROL PT #8 TOP OF 3/4" IRON PIPE TAGGED RCE 11009
ELEV 255.06

LOT AREA TABLE

LOT	AREA
1	3,673 SQ. FT.
2	3,637 SQ. FT.
3	3,622 SQ. FT.
4	3,407 SQ. FT.
5	4,418 SQ. FT.
6	4,067 SQ. FT.
7	2,218 SQ. FT.
8	1,980 SQ. FT.
9	2,162 SQ. FT.
10	2,554 SQ. FT.
11	2,235 SQ. FT.
12	1,672 SQ. FT.
13	2,023 SQ. FT.
14	2,217 SQ. FT.
15	2,282 SQ. FT.
16	2,321 SQ. FT.
17	2,532 SQ. FT.
18	3,135 SQ. FT.
19	3,149 SQ. FT.
20	3,144 SQ. FT.
21	2,786 SQ. FT.
22	1,674 SQ. FT.
23	1,764 SQ. FT.
24	1,911 SQ. FT.
25	2,032 SQ. FT.
26	1,897 SQ. FT.
27	1,890 SQ. FT.
28	1,746 SQ. FT.
29	1,747 SQ. FT.
30	1,769 SQ. FT.
31	1,648 SQ. FT.
32	1,970 SQ. FT.
33	1,783 SQ. FT.
34	1,687 SQ. FT.
35	1,763 SQ. FT.
36	5,814 SQ. FT.
37	7,290 SQ. FT.

*BASED ON NET PROJECT ACREAGE

SMALLEST 1,648 SQ. FT.
LARGEST 7,290 SQ. FT.
AVERAGE 2,638 SQ. FT.
COMMON AREA-PARCEL 'A' 149,802 SQ. FT.
GROSS ACREAGE = 5.69 ACRES
NET ACREAGE = 5.68 ACRES
LOT COVERAGE = 39.45%

EROSION CONTROL PROVISIONS TO BE INCORPORATED WITH IMPROVEMENT PLAN DESIGN.

THE TOPOGRAPHIC MAPPING SHOWN HERE-ON WAS PROVIDED BY OBERKAMPER AND ASSOCIATES. SAID MAPPING WAS DEVELOPED FOR THE NEILSEN RANCH IMPROVEMENTS BY OBERKAMPER AND ASSOCIATES. TOPOGRAPHY DOES NOT REPRESENT AN ACTUAL FIELD SURVEY BY CARLENZOLI & ASSOCIATES.

BOUNDARY IS BASED ON THE NEILSEN RANCH SUBDIVISION MAP RECORDED IN BOOK 558 OF MAPS PAGES 21-41 S.C.R.

BENCHMARK:
CITY CONTROL PT #8 TOP OF 3/4" IRON PIPE TAGGED RCE 11009
ELEV 255.06

PARKING TABULATION

COVERED ON-SITE PARKING (GARAGES)	74 SPACES
UNCOVERED ON-SITE PARKING	19 SPACES
UNCOVERED OFF-SITE PARKING	20 SPACES
TOTAL PARKING	113 SPACES
AVERAGE PARKING	3.05 SPACES PER UNIT

SYMBOLS & LEGEND

EXISTING	PROPOSED	DESCRIPTION
		IRON PIPE
		CENTERLINE MONUMENT
		BLOW OFF
		GATE VALVE
		FIRE HYDRANT
		STREET LIGHT
		CATCH BASIN
		DROP INLET
		MANHOLE
		CLEANOUT
		TREE
		HERITAGE TREE TO BE REMOVED
		PROPERTY LINE
		BUILDING SETBACK
		EASEMENT
		CENTERLINE
		FLOW LINE
		FENCE
		TREE PROTECTION FENCE
		RETAINING WALL
		FACE OF CURB
		SANITARY SEWER
		STORM DRAIN
		WATER
		OVERHEAD UTILITY LINE
		UNDERGROUND UTILITY LINE
		UNDERGROUND ELECTRIC LINE
		UNDERGROUND GAS LINE
		UNDERGROUND TELEPHONE LINE
		ASPHALT
		CONCRETE

MINIMUM BUILDING SETBACKS TO EXTERIOR BOUNDARY

FRONT ON LAKE PARK DR.....	20'
REAR.....	15'
SIDE.....	15'

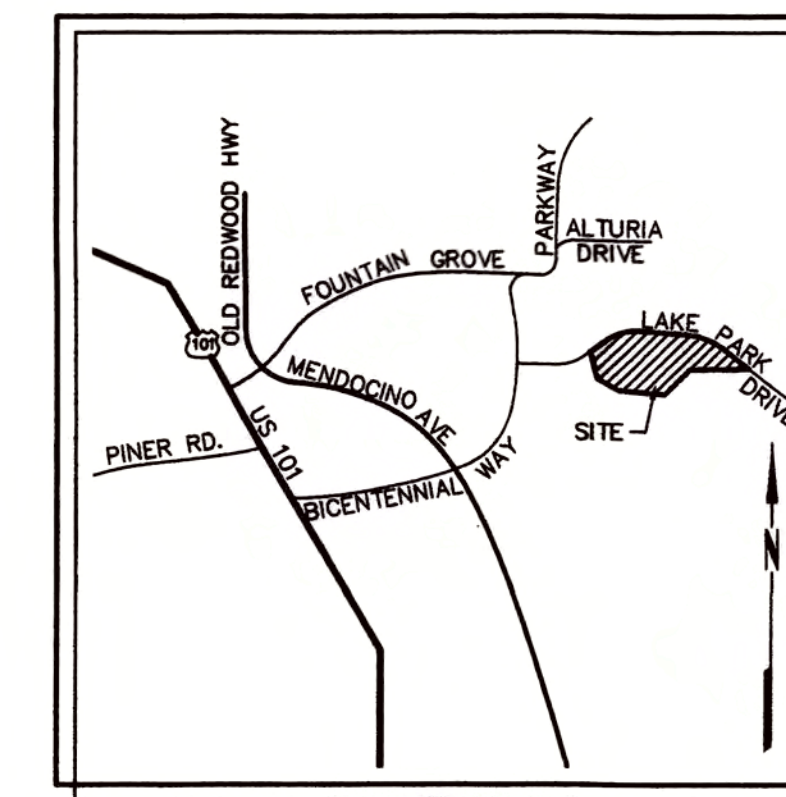
	KEYNOTE
	DETAIL IDENTIFICATION
	SHEET WHERE DETAIL IS SHOWN
	CROSS SECTION IDENTIFICATION
	SHEET WHERE CROSS SECTION IS SHOWN

HERITAGE TREE TO BE SAVED

Attachment 5

INDEX OF SHEETS

- SHEET 1 - COVER SHEET
SHEET 2 - GRADING PLAN
SHEET 3 - GRADING PLAN
SHEET 4 - UTILITY PLAN
SHEET 5 - UTILITY PLAN

VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER:

CHAMBERLAIN LAKE PARK LLC.
A CALIFORNIA LIMITED LIABILITY COMPANY
655 SKYWAY, SUITE 230
SAN CARLOS, CA 94070
CONTACT: JACK CHAMBERLAIN
(650) 595-5582

PLANNING CONSULTANTS:

ASPINALL & ASSOCIATES
2200 RANGE AVENUE
SANTA ROSA, CA 95403
(707) 526-1111

CIVIL ENGINEER:

CARLENZOLI AND ASSOCIATES
325 TESSONI CIRCLE
SANTA ROSA, CA 95401
CONTACT: GREG HURD
(707) 542-6465

ARCHITECT:

MARK GROSS & ASSOCIATES
8881 RESEARCH DRIVE
IRVINE, CA 92618
CONTACT: MARK H. GROSS
(949) 387-3800

LANDSCAPE ARCHITECT:

VAN DORN ABED
589 HOWARD ST., SUITE 3
SAN FRANCISCO, CA 94105
CONTACT: MEL LEE
(415) 979-9918

GEOTECHNICAL ENGINEER:

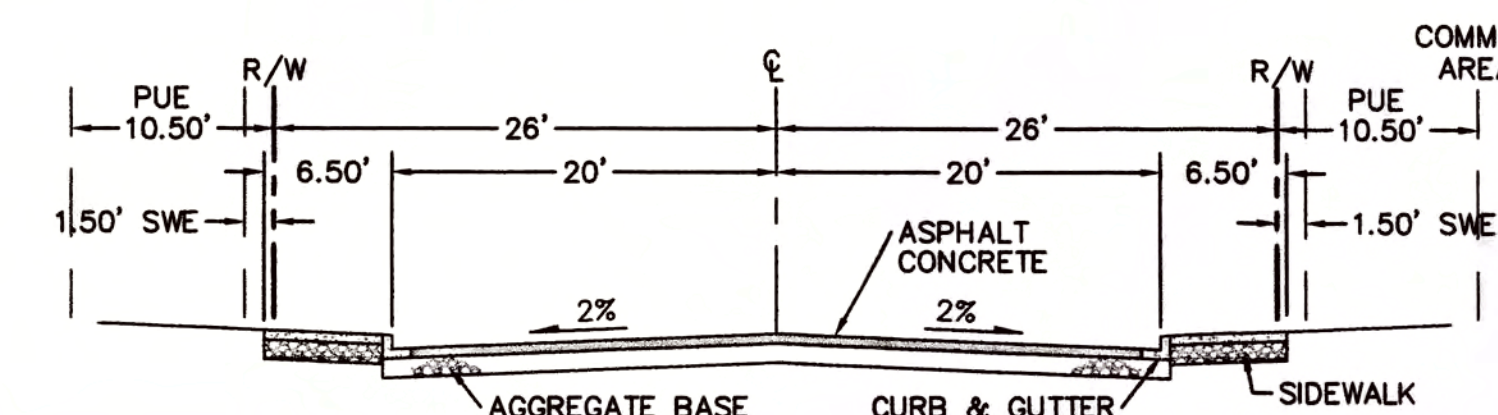
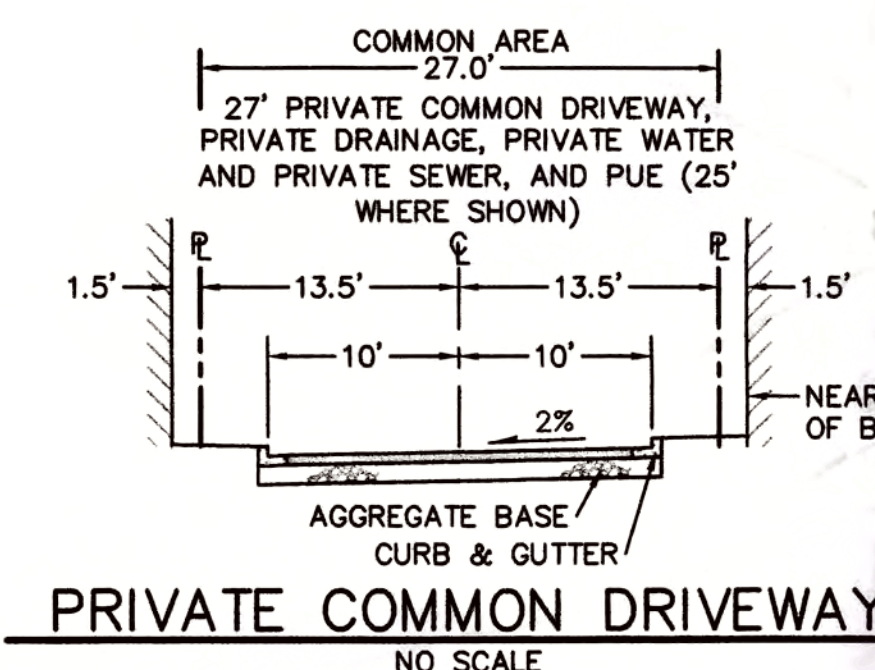
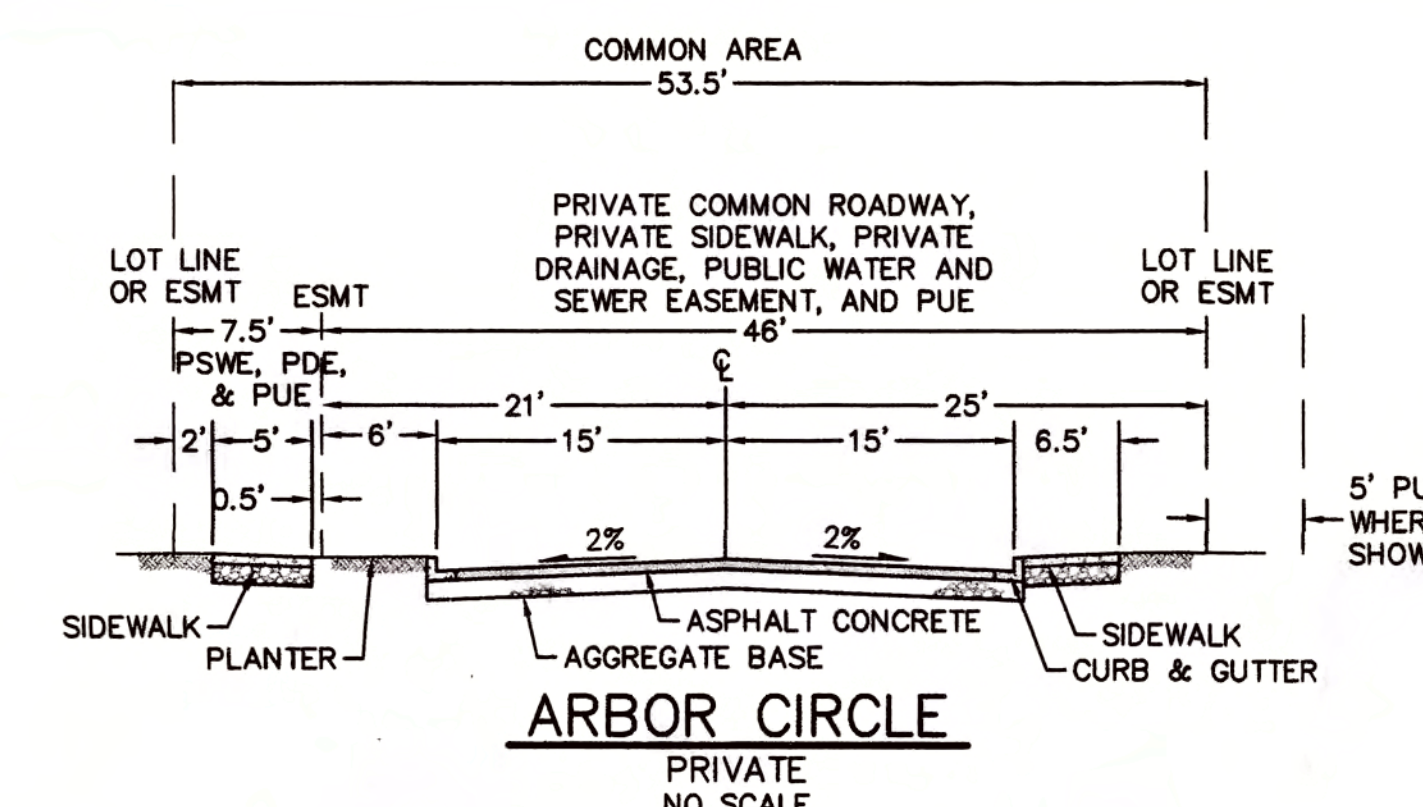
RGH GEOTECHNICAL &
ENVIRONMENTAL CONSULTANTS
1305 NORTH DUTTON AVE
SANTA ROSA, CA 95401
(707) 544-1072

ARBORIST:

RALPH OSTERLING CONSULTANTS
1650 BOREL PLACE, SUITE 204
SAN MATEO, CA 94402
CONTACT: RALPH OSTERLING
(650) 573-8733

ACOUSTICAL ENGINEER:

ILLINGWORTH & RODKIN, INC.
85 BOLINAS ROAD, NO. 11
FAIRFAX, CA 94930
CONTACT: RICHARD RODKIN
(415) 459-5507

LAKE PARK DRIVE -EXISTING
PUBLIC
NO SCALETENTATIVE MAP
FOR
THE ARBORS

RESUBDIVISION OF LOT 5, NEILSEN RANCH SUBDIVISION,
BOOK 558 OF MAPS AT PAGES 21-41, SONOMA COUNTY RECORDS.
ASSESSOR PARCEL NUMBERS 173-270-005

3500 LAKE PARK DRIVE
SANTA ROSA, CALIFORNIA

APN 173-270-005

37 LOTS - 5.69 ACRES
JUNE 2008

CITY OF SANTA ROSA
Santa Rosa, CA
MAR 22, 2016

COMMUNITY DEVELOPMENT
DEPARTMENT



REVISION: JULY 2008
SEPT 2008
AUG 2009
NOV 2009

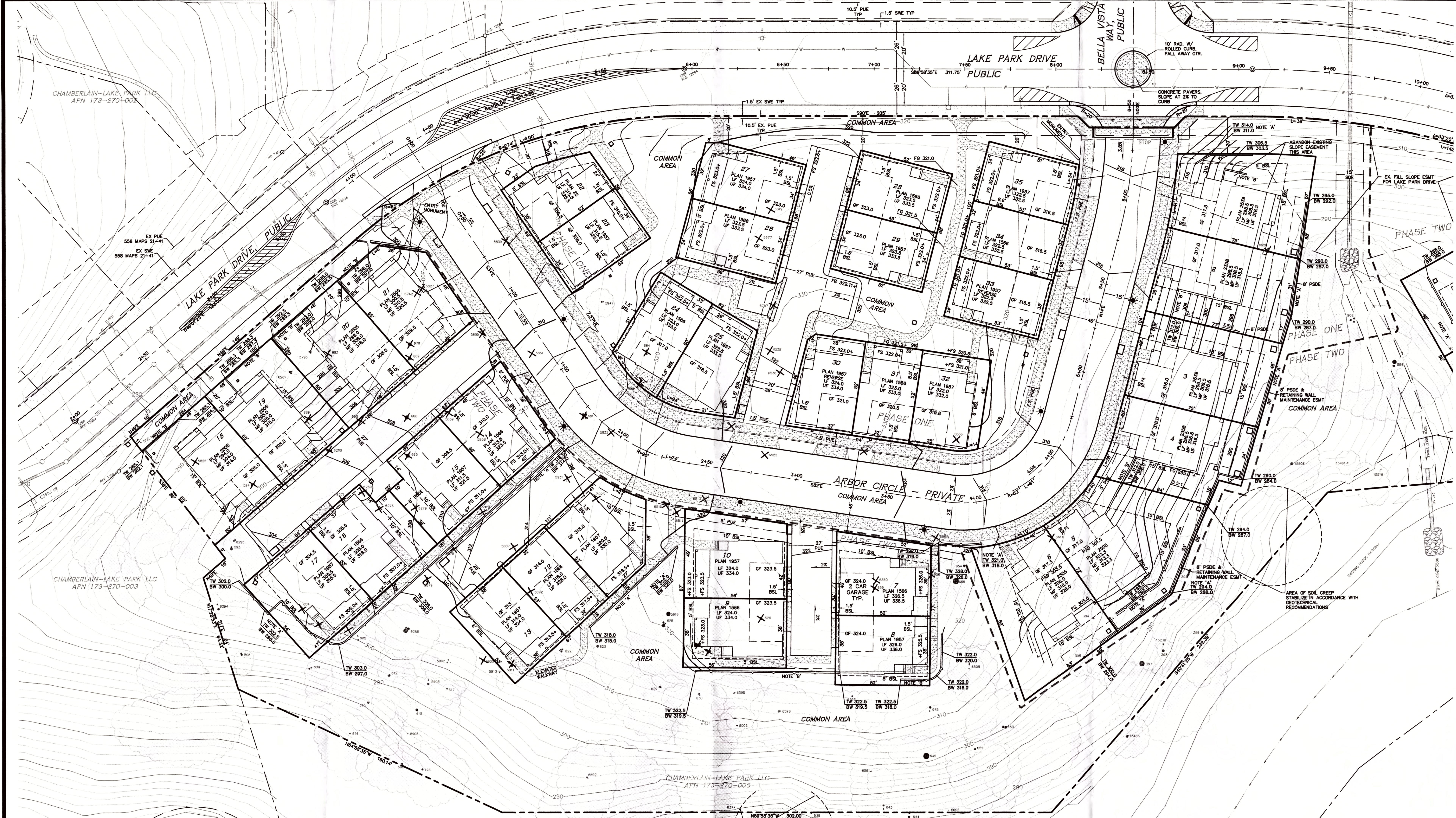
JOB NO. 1753.A



CARLENZOLI
AND
ASSOCIATES
Civil Engineers - Land Surveyors - Planners

335 TESSONI CIRCLE, SANTA ROSA, CA 95401
(707) 542-6465 FAX (707) 542-1645

GREGORY N. HURD
RCE 61895
NOV 10 2009



TENTATIVE MAP FOR THE ARBORS GRADING PLAN

RESUBDIVISION OF LOT 5, NIELSEN RANCH SUBDIVISION,
BOOK 558 OF MAPS AT PAGES 21-41, SONOMA COUNTY RECORDS
ASSESSOR PARCEL NUMBERS 173-270-005

3500 LAKE PARK DRIVE
SANTA ROSA, CALIFORNIA
APN 173-270-005

37 LOTS - 5.69 ACRES
JUNE 2008



REVISION: JULY 2008
SEPT 2008
AUG 2009
NOV 2009
JUNE 2008

JOB NO. 1753.A

SHEET 2 OF 5

**CARLENZOLI
AND
ASSOCIATES**
Civil Engineers - Land Surveyors - Planners

325 TEBBONI CIRCLE, SANTA ROSA, CA 95401
(707) 542-6465 FAX (707) 542-1645
NOV 1 2009
GREGORY N. HURD RCE 61895

LOT 100 (OPEN SPACE)
CHAMBERLAIN-NIELSEN RANCH LTD
APN 173-270-015

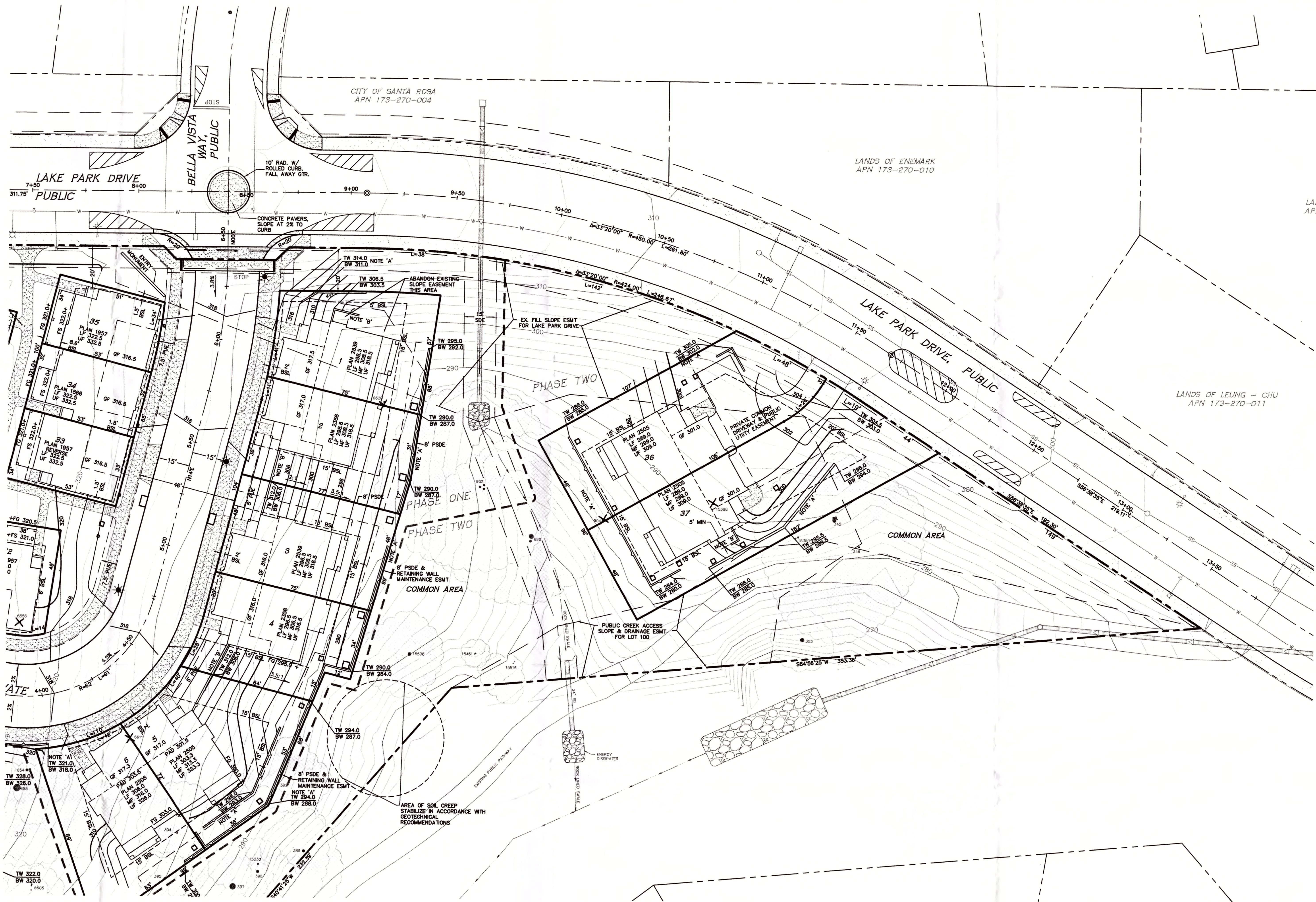
TREE TAG NO	SPECIES	DIAMETER (INCHES)	TYPE	STATUS
126	VALLEY OAK	14	HERITAGE	SAVE
345	COAST LIVE OAK	26,18,13,11	HERITAGE	SAVE
346	COAST LIVE OAK	11,10	HERITAGE	SAVE
353	COAST LIVE OAK	42,11	HERITAGE	SAVE
389	COAST LIVE OAK	14,14	HERITAGE	SAVE
392	COAST LIVE OAK	13,11,10	HERITAGE	SAVE
394	COAST LIVE OAK	14,8,5	HERITAGE	SAVE
395	COAST LIVE OAK	10,8	HERITAGE	SAVE
397	COAST LIVE OAK	20,18,16	HERITAGE	SAVE
398	VALLEY OAK	21,10	HERITAGE	SAVE
593	COAST LIVE OAK	16,14	HERITAGE	SAVE
594	COAST LIVE OAK	17,12	HERITAGE	REMOVE
595	COAST LIVE OAK	16,15	HERITAGE	REMOVE
601	COAST LIVE OAK	13,10,11	HERITAGE	REMOVE
602	COAST LIVE OAK	15,13,10	HERITAGE	REMOVE
604	COAST LIVE OAK	13,5,4	HERITAGE	REMOVE
605	COAST LIVE OAK	11,9,6	HERITAGE	SAVE
608	COAST LIVE OAK	10,7,6	HERITAGE	SAVE
612	COAST LIVE OAK	17,10,9,5	HERITAGE	SAVE
613	COAST LIVE OAK	9,8,6	HERITAGE	SAVE
614	COAST LIVE OAK	11,6,6	HERITAGE	SAVE
615	COAST LIVE OAK	24,16	HERITAGE	SAVE
617	COAST LIVE OAK	11,9,8	HERITAGE	SAVE
622	COAST LIVE OAK	17,15,12,9	HERITAGE	SAVE
623	COAST LIVE OAK	21	HERITAGE	SAVE
625	COAST LIVE OAK	31,17,14	HERITAGE	SAVE
626	COAST LIVE OAK	23	HERITAGE	REMOVE
627	COAST LIVE OAK	21,28,16	HERITAGE	REMOVE
628	COAST LIVE OAK	17,15,10	HERITAGE	REMOVE
629	COAST LIVE OAK	11,11,10	HERITAGE	SAVE
630	COAST LIVE OAK	12,11,8	HERITAGE	SAVE
631	COAST LIVE OAK	10,10,7,6	HERITAGE	SAVE
633	COAST LIVE OAK	33	HERITAGE	SAVE
634	COAST LIVE OAK	22,15,12	HERITAGE	SAVE
635	COAST LIVE OAK	22	HERITAGE	SAVE
636	COAST LIVE OAK	23,16	HERITAGE	SAVE
637	COAST LIVE OAK	10,7,6	HERITAGE	SAVE
638	COAST LIVE OAK	14,8	HERITAGE	SAVE
643	COAST LIVE OAK	15,10	HERITAGE	SAVE
644	COAST LIVE OAK	16,15	HERITAGE	SAVE
645	COAST LIVE OAK	37	HERITAGE	SAVE
648	COAST LIVE OAK	17,10	HERITAGE	SAVE
651	COAST LIVE OAK	18	HERITAGE	SAVE
653	COAST LIVE OAK	20,19,14	HERITAGE	SAVE
654	COAST LIVE OAK	18	HERITAGE	SAVE
655	COAST LIVE OAK	36	HERITAGE	REMOVE
656	COAST LIVE OAK	23	HERITAGE	REMOVE
659	COAST LIVE OAK	20	HERITAGE	REMOVE
661	COAST LIVE OAK	17,16,15,14,9	HERITAGE	REMOVE
664	COAST LIVE OAK	12,11	HERITAGE	REMOVE
665	COAST LIVE OAK	31	HERITAGE	REMOVE
668	COAST LIVE OAK	19	HERITAGE	REMOVE
669	COAST LIVE OAK	27	HERITAGE	REMOVE
670	VALLEY OAK	30	HERITAGE	REMOVE
683	COAST LIVE OAK	15,8	HERITAGE	REMOVE
689	COAST LIVE OAK	11,11	HERITAGE	REMOVE
690	COAST LIVE OAK	18	HERITAGE	REMOVE
698	COAST LIVE OAK	39,21	HERITAGE	SAVE
902	COAST LIVE OAK	15,13,13	HERITAGE	SAVE
904	COAST LIVE OAK	13,12	HERITAGE	REMOVE
5798	MADRONE	13,8	HERITAGE	REMOVE
5822	COAST LIVE OAK	22	HERITAGE	REMOVE
5827	VALLEY OAK	10	HERITAGE	REMOVE
5839	COAST LIVE OAK	10,8	HERITAGE	REMOVE
5851	COAST LIVE OAK	5,8,4	HERITAGE	REMOVE
5854	COAST LIVE OAK	11,7,7	HERITAGE	REMOVE
5855	COAST LIVE OAK	9,9	HERITAGE	REMOVE
5858	COAST LIVE OAK	12,10	HERITAGE	REMOVE
5859	COAST LIVE OAK	10,8	HERITAGE	REMOVE
5870	COAST LIVE OAK	10,9	HERITAGE	REMOVE
5878	COAST LIVE OAK	8,8,6,4	HERITAGE	REMOVE
5879	COAST LIVE OAK	12,12,10,6	HERITAGE	REMOVE
5887	COAST LIVE OAK	16,9,4	HERITAGE	REMOVE
5892	COAST LIVE OAK	11,10	HERITAGE	REMOVE
5900	COAST LIVE OAK	14,8	HERITAGE	REMOVE
5902	COAST LIVE OAK	11,10,6	HERITAGE	SAVE
5903	COAST LIVE OAK	11,9,8	HERITAGE	SAVE
5907	COAST LIVE OAK	10,10,6	HERITAGE	SAVE
5908	BLACK OAK	6,8,4,4	HERITAGE	SAVE
5911	COAST LIVE OAK	14,10,8	HERITAGE	REMOVE
5913	COAST LIVE OAK	7,6,6	HERITAGE	SAVE
5916	COAST LIVE OAK	33	HERITAGE	SAVE
5923	MADRONE	10,9	HERITAGE	REMOVE
5931	COAST LIVE OAK	12,8	HERITAGE	REMOVE
5933	MADRONE	12	HERITAGE	REMOVE
5947	COAST LIVE OAK	14,9	HERITAGE	SAVE
5977	COAST LIVE OAK	14,5	HERITAGE	REMOVE
5991	COAST LIVE OAK	14,10	HERITAGE	REMOVE
6261	COAST LIVE OAK	15,12,11	HERITAGE	SAVE
6268	COAST LIVE OAK	16,16,9	HERITAGE	REMOVE
6269	COAST LIVE OAK	12,11	HERITAGE	REMOVE
6271	MADRONE	13	HERITAGE	REMOVE
6276	VALLEY OAK	7	HERITAGE	REMOVE
6279	COAST LIVE OAK	12,7	HERITAGE	REMOVE
6288	COAST LIVE OAK	30,20,12	HERITAGE	SAVE
6294	COAST LIVE OAK	19,13	HERITAGE	SAVE
6295	MADRONE	17,18	HERITAGE	SAVE
6510	COAST LIVE OAK	12,10,6	HERITAGE	REMOVE
6511	COAST LIVE OAK	9,9,5	HERITAGE	REMOVE
6513	COAST LIVE OAK	12,10	HERITAGE	REMOVE
6522	COAST LIVE OAK	11,7	HERITAGE	REMOVE
6524	MADRONE	14	HERITAGE	REMOVE
6538	COAST LIVE OAK	12,10,7	HERITAGE	REMOVE
6539	COAST LIVE OAK	14,9,6	HERITAGE	REMOVE
6550	MADRONE	12	HERITAGE	REMOVE
6552	MADRONE	9,4	HERITAGE	REMOVE
6556	BLACK OAK	11,8	HERITAGE	REMOVE
6565	COAST LIVE OAK	12,7	HERITAGE	REMOVE
6591	COAST LIVE OAK	8,7,5	HERITAGE	SAVE
6592	COAST LIVE OAK	13,8	HERITAGE	SAVE
6595	COAST LIVE OAK	10,9	HERITAGE	SAVE
6598	COAST LIVE OAK	9,9,9,8,6	HERITAGE	SAVE
6602	COAST LIVE OAK	10,9	HERITAGE	SAVE
6605	COAST LIVE OAK	10,9,9	HERITAGE	SAVE
6611	COAST LIVE OAK	10,8,7	HERITAGE	REMOVE
6620	COAST LIVE OAK	10,9,7	HERITAGE	REMOVE
6742	VALLEY OAK	7	HERITAGE	REMOVE
6787	COAST LIVE OAK	13,5	HERITAGE	REMOVE
6793	COAST LIVE OAK	10,10	HERITAGE	SAVE
6819	COAST LIVE OAK	8,8,4	HERITAGE	REMOVE
9003	COAST LIVE OAK	11,7,5	HERITAGE	SAVE
15230	COAST LIVE OAK	12,9	HERITAGE	SAVE
15360	COAST LIVE OAK	12,11	HERITAGE	SAVE
15368	COAST LIVE OAK	8,8,6,5	HERITAGE	REMOVE
15461	COAST LIVE OAK	8,8,5	HERITAGE	SAVE
15466	COAST LIVE OAK	18,7	HERITAGE	SAVE
15508	COAST LIVE OAK	12,11,8	HERITAGE	SAVE
15516	COAST LIVE OAK	14,12	HERITAGE	SAVE

NOTE 'A':

RETAINING WALL TO BE CONSTRUCTED WITH IMPROVEMENT PLANS FOR THE SUBDIVISION STREETS AND GRADING. WALLS MAINTAINED BY HOMEOWNERS ASSOCIATION.

NOTE 'B':

RETAINING WALLS TO BE CONSTRUCTED WITH THE RESIDENTIAL UNITS UNDER BUILDING PERMIT. WALLS MAY BE REDUCED IN LENGTH AND CONSTRUCTED TO AVOID CROSSING PROPERTY LINES AND BE INDIVIDUALLY MAINTAINED OR IF CROSSING PROPERTY LINES, WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



TENTATIVE MAP FOR THE ARBORS GRADING PLAN

RESUBDIVISION OF LOT 5, NIELSEN RANCH SUBDIVISION,
BOOK 558 OF MAPS AT PAGES 21-41, SONOMA COUNTY RECORDS
ASSESSOR'S PARCEL NUMBERS 173-270-005

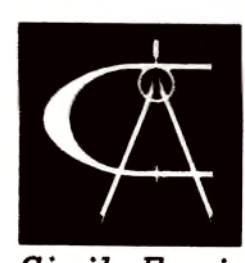
3500 LAKE PARK DRIVE
SANTA ROSA, CALIFORNIA

APN 173-270-005

37 LOTS - 5.69 ACRES
JUNE 2008



REVISION: JULY 2008
SEPT 2008
AUG 2009
NOV 2009
JOB NO. 1753.A



**CARLENZOLI
&
ASSOCIATES**
Civil Engineers - Land Surveyors - Planners

315 TRABUCCHI CIRCLE, SANTA ROSA, CA 95401
(707) 543-6465 FAX (707) 543-1645

Gregory N. Hurd
NOV 1 2009
RCE 61895

20 0 20 40
scale 1" = 20'