

City of Santa Rosa  
JAN 17 2019  
Planning & Economic  
Development Department

DEVELOPER: AMERICAN RECESS, LLC  
85 KEYSTONE AVE, SUITE E  
RENO, NEVADA 89503  
(775) 357-9206

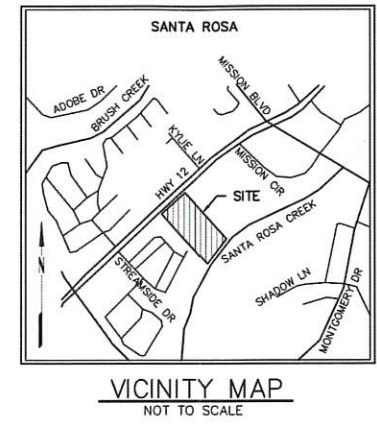
OWNER: CALLERI MARK TR  
30356 RIVER RD  
CLOVERDALE, CA 9542

CIVIL ENGINEER: BKF ENGINEERS  
200 4TH ST, STE. 300  
SANTA ROSA, CA. 95401  
PH: (707) 583-8500  
FAX: (707) 583-8539

GEOTECHNICAL ENGINEER: PRA GROUP, INC.  
498 BUSKIRK AVE, STE 100  
PLEASANT HILL CA 9452  
PH: (925) 938-2801  
FAX: (925) 932-2795

SYMBOLS & LEGEND	
EXISTING	PROPOSED

ABBREVIATIONS	
±	MORE OR LESS
A	AREA
AC	ASPHALT CONCRETE
APH	ASSESSOR'S PARCEL NUMBER
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
CB	CATCH BASIN
CD	CONTROL DENSITY FILL
CONC	CONCRETE
D	DEPTH
DI	DROP INLET
DN	DOCUMENT NUMBER
DW	DRIVEWAY
EP	EDGE OF PAVEMENT
E	ELECTRIC
EG	EXISTING GRADE
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FF	FINISHED FLOOR ELEVATION
FL	FLOWLINE
G	GAS
GB	GRADE BREAK
INW	INVERT-BOTTOM INSIDE OF PIPE
IP	IRON PIPE
MH	MANHOLE
MON	MONUMENT
O.R.	OFFICIAL RECORD
PDE	PRIVATE DRAINAGE EASEMENT
PSE	PRIVATE SEWER EASEMENT
ROW	RIGHT OF WAY
RTWL	RETAINING WALL
S	SLOPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
SF	SQUARE FEET
SDMH	STORM DRAIN MANHOLE
SW	SIDEWALK
TB	TOP OF BOX
TC	TOP FACE OF CURB
TEL	TELEPHONE/COMMUNICATIONS
TW	TOP OF WALL
TY	TYPICAL
UB	UTILITY BOX
W	WATER



INDEX OF DRAWINGS

1. COVER SHEET
2. EXISTING CONDITIONS SHEET
3. GRADING, DRAINAGE & BOUNDARY SHEET
4. CROSS SECTIONS SHEET

**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

PRE-ZONING DESIGNATION ..... GENERAL COMMERCIAL (CG)

THIS SUBDIVISION IS NOT WITHIN AN AREA DESIGNATED AS A HIGH FIRE SEVERITY ZONE.

THE RESIDENTIAL UNITS MAY BE CONVERTED TO AIRSPACE CONDOMINIUMS AT A LATER DATE BY A SEPARATE INSTRUMENT.

THE "STATE WATER RESOURCES CONTROL BOARD'S "GEOTRACKER" SYSTEM WAS OBSERVED AND DOES NOT REPORT GROUNDWATER CONTAMINATION WITHIN 50FT OF PROPOSED STORM WATER TREATMENT AREAS.

THE ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON THIS SITE.

**GRADING NOTES**  
SOILS ON THIS SITE ARE NOT ANTICIPATED TO PROHIBIT THIS TYPE OF DEVELOPMENT.

FEMA FLOOD MAPS REVEAL THAT THE PROPOSED BUILDING AREAS LIE WITHIN THE "OTHER AREAS - ZONE X", OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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.

ANY EXISTING WELLS ARE TO BE ABANDONED IN ACCORDANCE WITH CITY WELL ORDINANCE AS ADMINISTERED BY THE CITY BUILDING OFFICIAL. PERMITS ARE REQUIRED FROM THE SONOMA COUNTY PERMIT & RESOURCE MANAGEMENT DEPARTMENT.

**GENERAL MAP INFORMATION**  
THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

BENCHMARK: A WELL MONUMENT AT THE INTERSECTION OF STREAMSIDE DR AND CALLOWAY DR, ELEVATION 232.53.

BASIS OF BEARINGS: RECORD OF SURVEY, SHOWING THE PROPOSED RIGHT OF WAY FOR THE CITY OF SANTA ROSA CREEK TRAIL BETWEEN STREAMSIDE DRIVE AND MISSION CIRCLE, FILED IN BOOK 732 MAPS 6-7, SONOMA COUNTY RECORDS.

FIELD SURVEY DATE: AUGUST 23, 2017 BY BKF ENGINEERS.

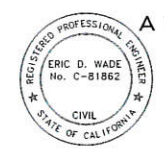
TENTATIVE MAP  
FOR  
RECESS STORAGE

COVER SHEET

A THREE-LOT COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SUBDIVISION  
BEING A SUBDIVISION OF THE LANDS OF MARK CALLERI TR AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. DN 2008-055033, SONOMA COUNTY RECORDS.  
4224 SONOMA HWY, SANTA ROSA, CALIFORNIA  
APN 032-010-005  
2.68± ACRES  
JANUARY 2019

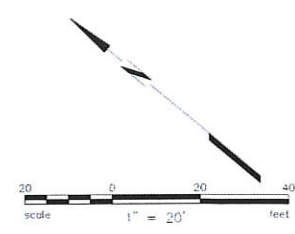
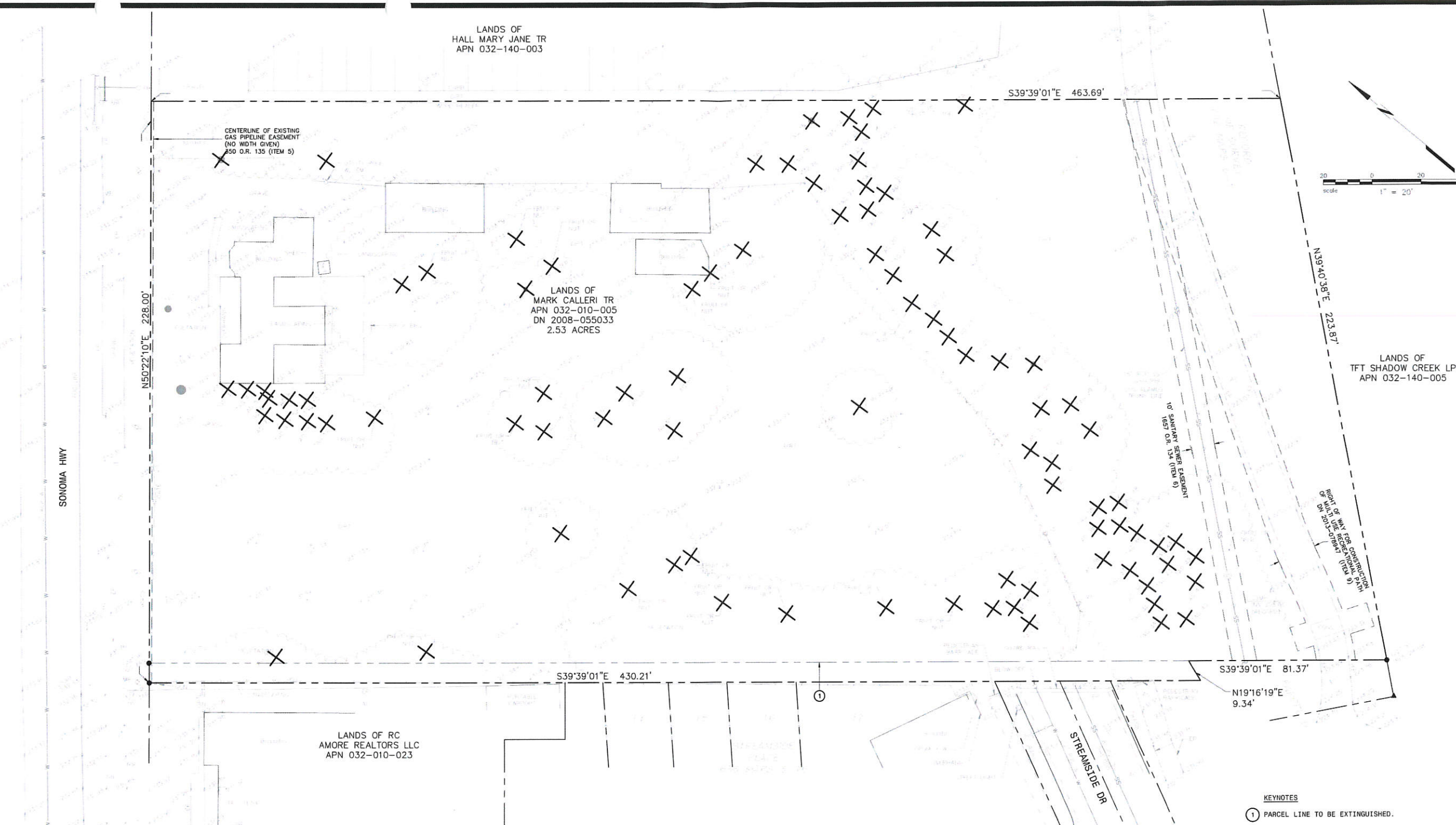


**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 01/17/2019  
ERIC D. WADE C 81862

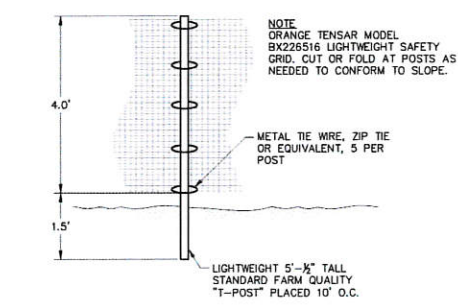


JOB NO. 20169139





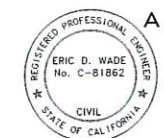
- TREE PROTECTION NOTES:**
1. WHERE PRUNING FOR CLEARANCE IS REQUIRED ON ANY TREES TO REMAIN, IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA & ANSI A300 PRUNING GUIDELINES, PRIOR TO CONSTRUCTION. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION, (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ETC.) AND FOR CLEARANCE.
  2. PLASTIC TREE PROTECTION FENCING SHOULD BE INSTALLED AT THE DRIPLINES OF TREES WITHIN THE ZONE OF CONSTRUCTION ACTIVITY, (OR THE OUTER EDGE OF THE DRIPLINE OF GROUPS OF TREES. IF ACCESS WITHIN DRIPLINE WILL BE REQUIRED, FENCE TO BE PLACED AT EXPECTED LIMIT OF GRADING. FENCE SHOULD BE INSTALLED PRIOR TO THE START OF CLEARING OR GRADING OPERATIONS, AND KEPT IN PLACE THROUGHOUT CONSTRUCTION ACTIVITIES. SEE DETAIL 1 ON THIS SHEET FOR ADDITIONAL INFORMATION.
  3. IF ANY ROOTS LARGER THAN 1" ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES WHICH CANNOT BE PRESERVED, THEY SHOULD BE CUT CLEANLY ACROSS THE FACE OF THE ROOT WITH A SHARP SAW, PAST ANY DAMAGED PORTIONS.
  4. WOOD CHIP MULCH SHOULD BE SPREAD 2-3" DEEP UNDER PRESERVED TREES WITHIN THE BUILDING ENVELOPE WHERE THE SOIL HAS BEEN DISTURBED TO SERVE AS A PERMANENT TOP DRESSING.
  5. NO PARKING, OPERATION OF EQUIPMENT, STORAGE OF MATERIALS, DISPOSAL OF WASTE OR OTHER CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN DRIPLINES OF PROTECTED HERITAGE TREES.
  6. IF ANY ISSUES ARISE DURING CONSTRUCTION RELATING TO TREES, PROJECT ARBORIST SHALL BE NOTIFIED TO VISIT SITE AND/OR PROVIDE RECOMMENDATIONS.



PROTECTION FENCE DETAIL  
NO SCALE



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# TENTATIVE MAP FOR RECESS STORAGE

**EXISTING CONDITIONS SHEET**  
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LANDS OF  
HALL MARY JANE TR  
APN 032-140-003

LANDS OF  
MARK CALLERI TR  
APN 032-010-005  
DN 2008-055033  
2.53 ACRES

LANDS OF  
TFT SHADOW CREEK LP  
APN 032-140-005

LANDS OF RC  
AMORE REALTORS LLC  
APN 032-010-023

scale  
1" = 20'  
feet

# TENTATIVE MAP FOR RECESS STORAGE

GRADING, DRAINAGE & BOUNDARY SHEET

A THREE-LOT COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SUBDIVISION

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2.68± ACRES

JANUARY 2019

SHEET 3 OF 4

## KEYNOTES

- COMBINATION WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STD 870.
- DOUBLE DETECTOR CHECK WITH INTEGRATED FDC.
- COMMERCIAL FIRE HYDRANT.
- DETENTION BASIN WITH OUTLET WEIR.
- DEPRESSION IN GUTTER PAN AND CURB DRAIN TO BIORETENTION AREA.
- PEDESTRIAN CROSSWALK.



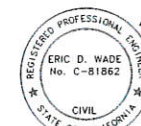
ENGINEERS - SURVEYORS PLANNERS  
220 4TH ST, STE. 200 SANTA ROSA, CA 95401  
(707) 583-8500 FAX: (707) 583-8539

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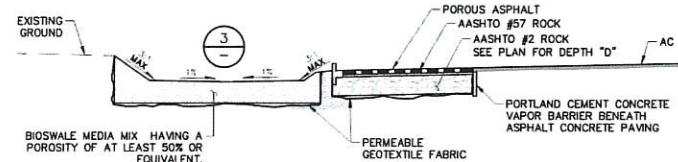
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ERIC D. WADE

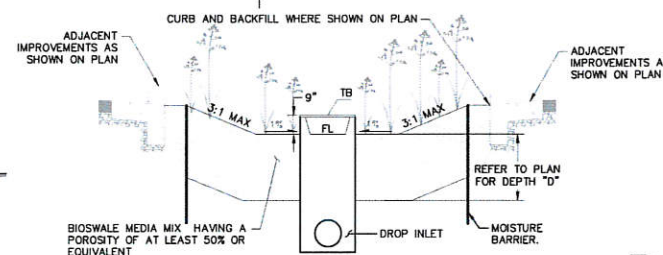
C 81862



JOB NO. 20169139

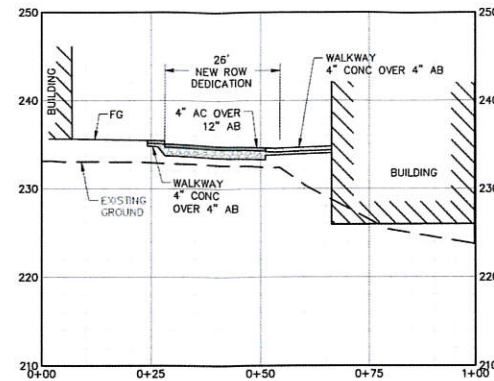


2 POROUS PAVEMENT  
NO SCALE



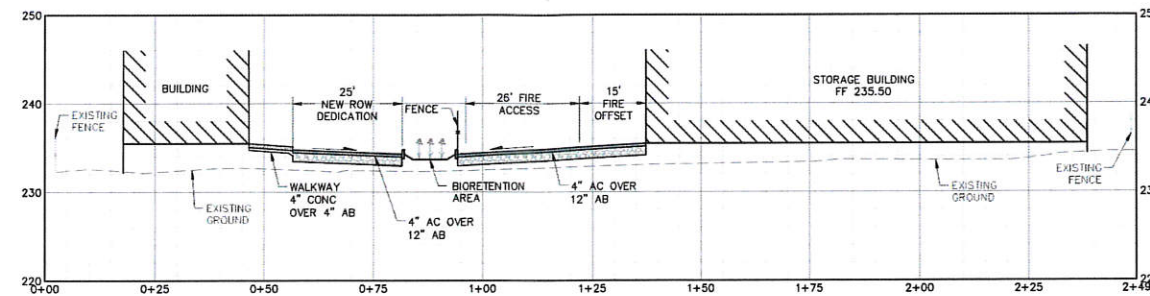
3 BIORETENTION FACILITY  
NO SCALE





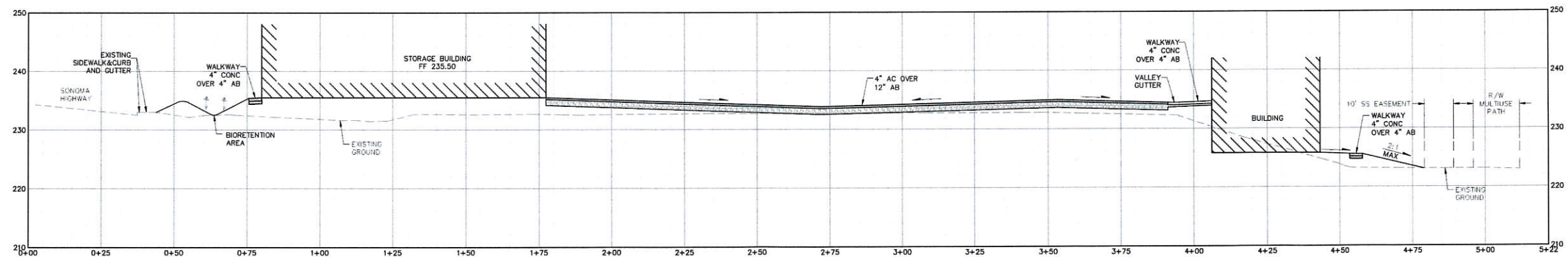
SECTION A

H: 1"=20'  
V: 1"=10'



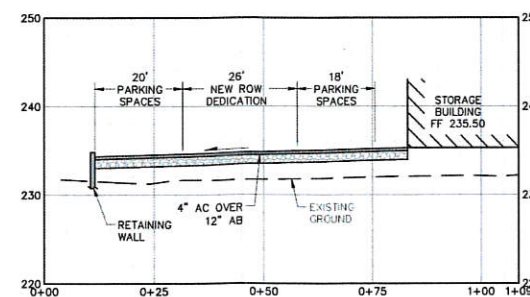
SECTION C

H: 1"=20'  
V: 1"=10'



SECTION B

H: 1"=20'  
V: 1"=10'



SECTION D

H: 1"=20'  
V: 1"=10'

# TENTATIVE MAP FOR RECESS STORAGE

## CROSS SECTIONS SHEET

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SHEET 4 OF 4