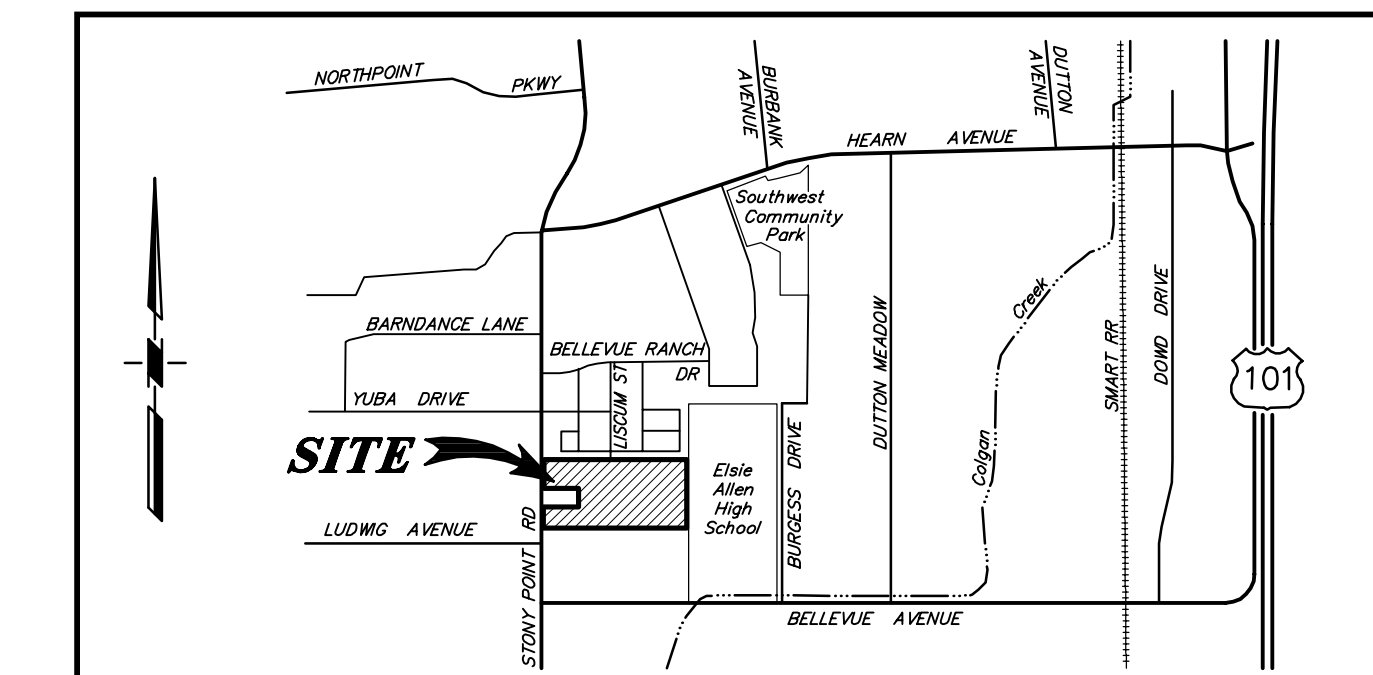
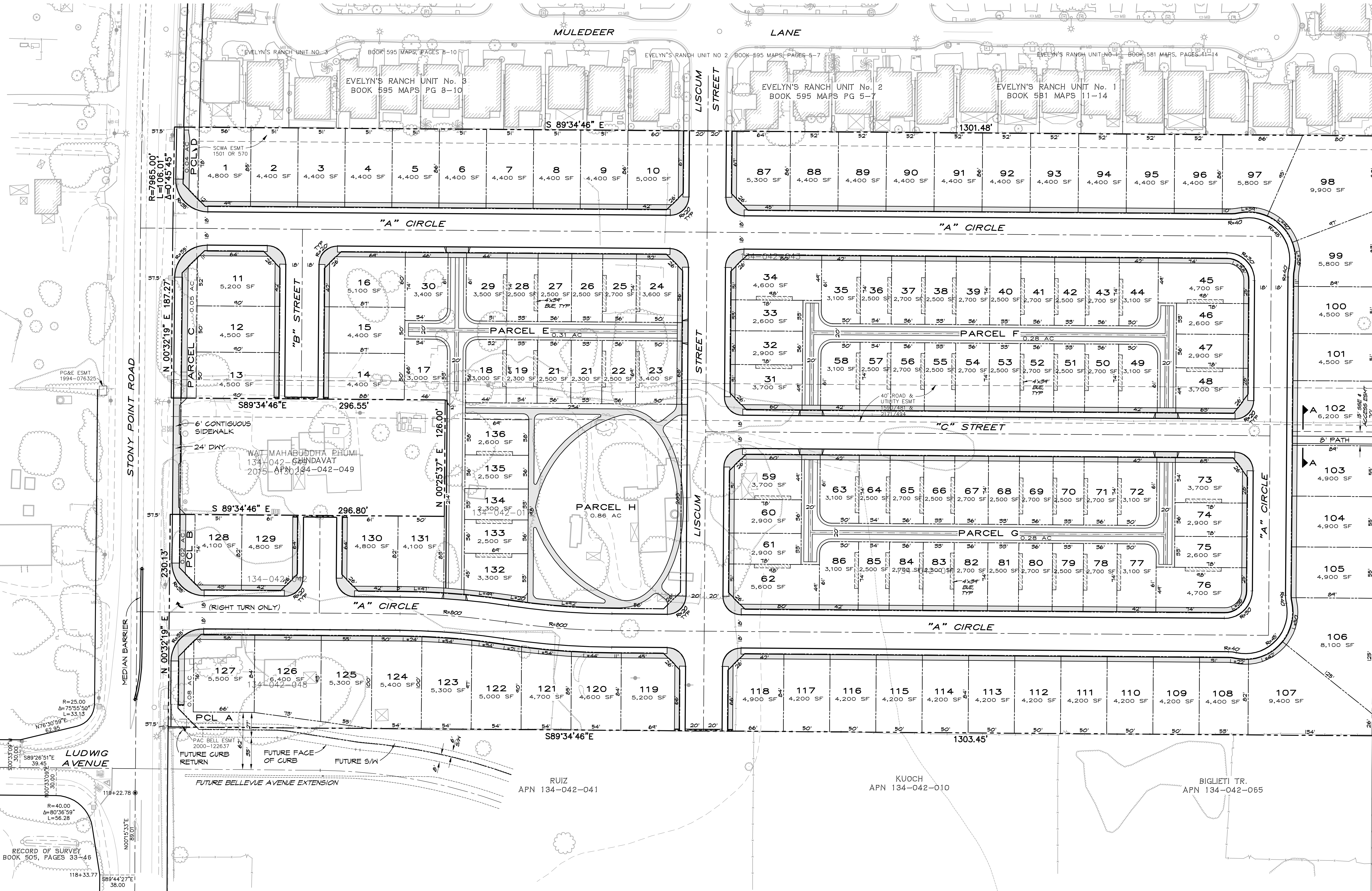
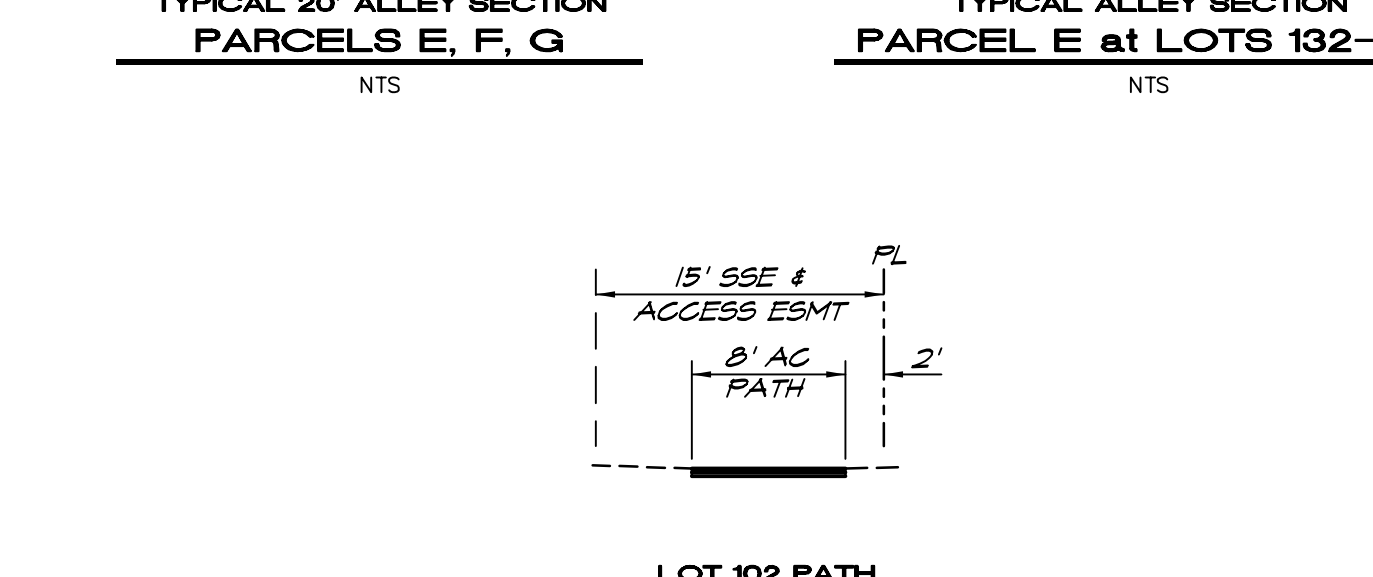
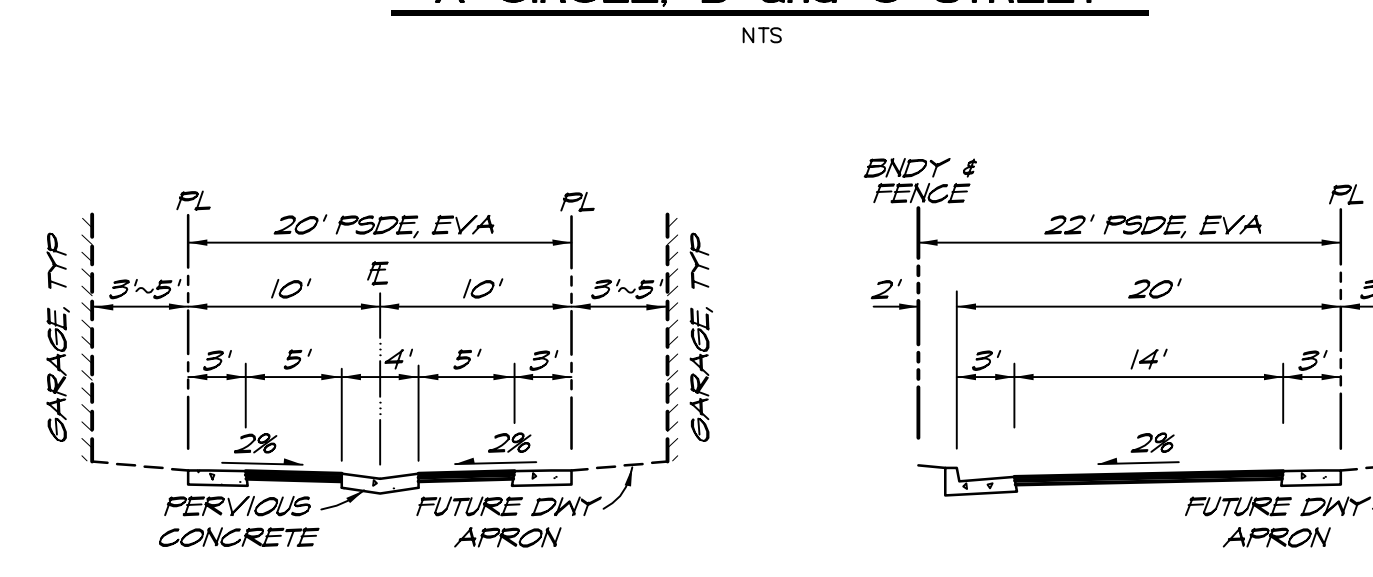
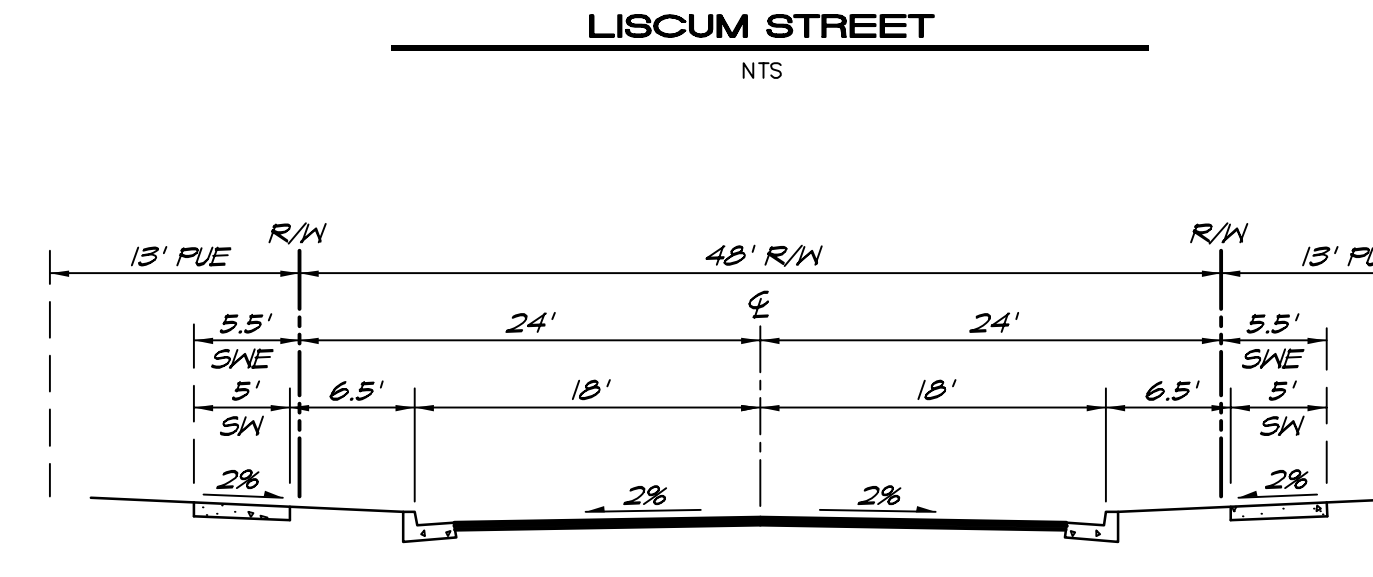
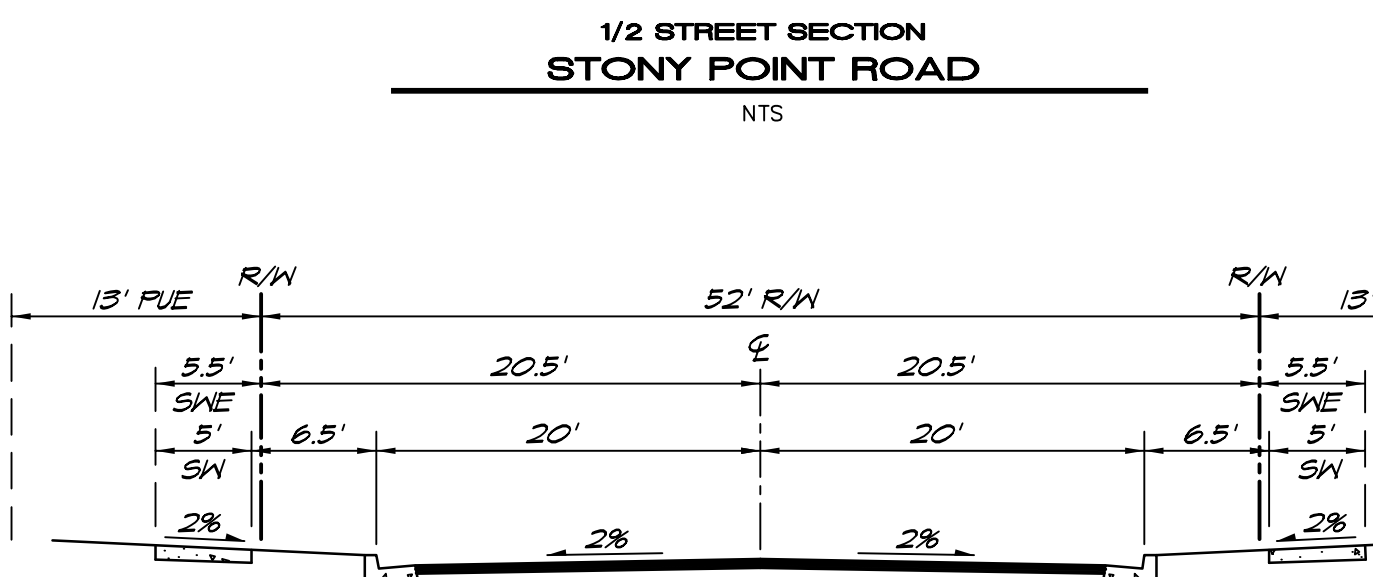
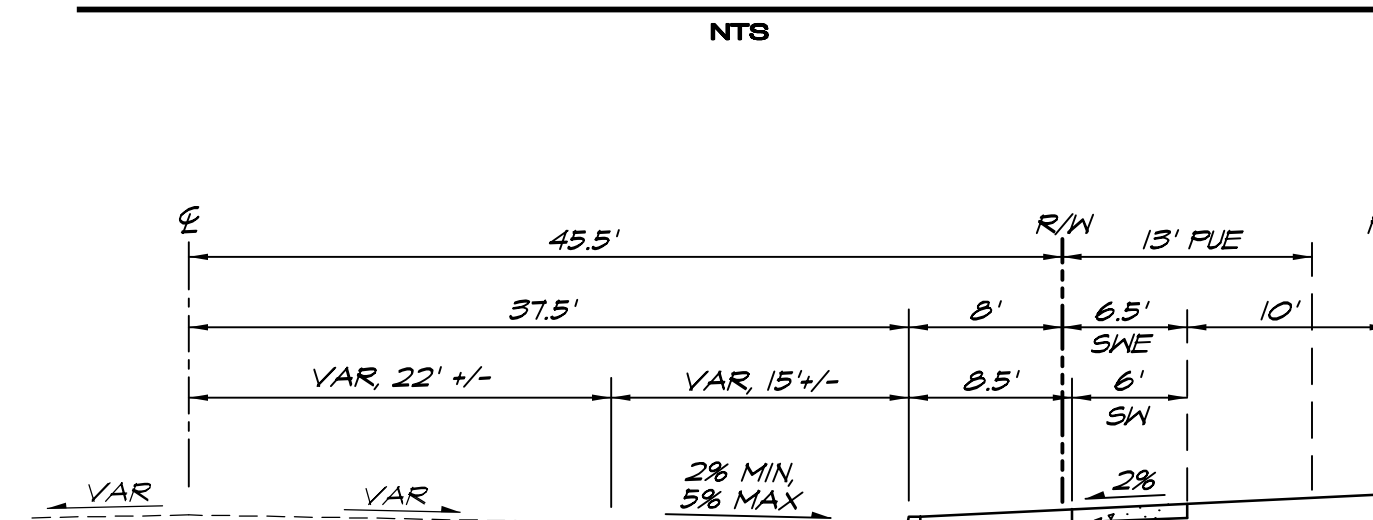




VICINITY MAP



LEGEND

SUBDIVISION BOUNDARY	---
STREET GRADE	 0.50%
STREET LIGHT	.....
WATER (PVC), FIRE HYDRANT, BLOWOFF	.....
SEWER (PVC), MANHOLE, CLEAN OUT	.....
STORM DRAIN (RCP), CATCH BASIN, DROP INLET	.....
RETAINING WALL	.....
SLOPE	.....
EXISTING CONTOUR	.....
PROPOSED CONTOUR	.....
VEGETATIVE SHALE	.....
PRIVATE STORM DRAIN EASEMENT	 PSDE
PUBLIC STORM DRAIN EASEMENT	 SDE
PUBLIC SANITARY SEWER EASEMENT	 SSE
PUBLIC WATER EASEMENT	 WE
EXISTING TREES: SAVE	.....
EXISTING TREES: REMOVE	.....
EXISTING TREES: MAY REMOVE	.....
EXISTING SEPTIC AND LEACH LINES APPROXIMATE LOCATION	.....
EXISTING WELL APPROXIMATE LOCATION	.....
DESIGNATED WETLANDS	.....
SUSMP BMP P2-02, P2-06, P2-01	.....
NON-EXCLUSIVE BENEFIT USE EASEMENT (BUE)	.....

PROJECT DATA

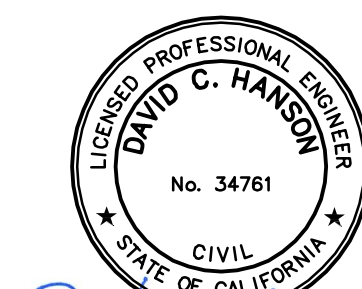
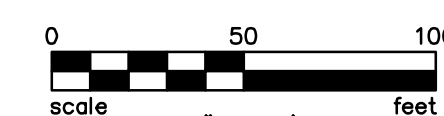
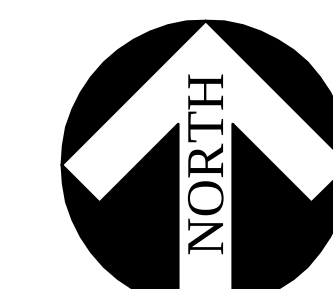
ADDRESS	2072, 2082, 2094 STONY POINT ROAD
ASSESSORS PARCEL NUMBER	134-042-011-000, 134-042-011-000, 134-042-042-000, 134-042-043-000, 134-042-048-000
TOTAL GROSS ACREAGE	10.56 ACRES
GENERAL PLAN LAND USE	LOW DENSITY/OPEN SPACE
ZONING: EXISTING ZONING	RR-40 & R-1-6
ZONING: PROPOSED ZONING	R-1-6
DENSITY	7.50 DU/AC
LOT SIZE: SMALLEST - 2,300 S.F., LARGEST - 9,900 S.F., AVERAGE - 3,800 S.F.	
WATER SUPPLY	CITY OF SANTA ROSA
SEWAGE DISPOSAL	CITY OF SANTA ROSA

BENCH MARK

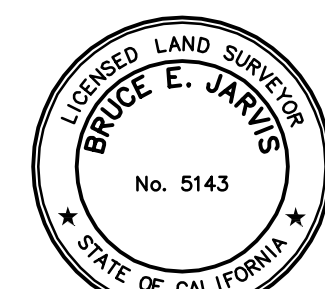
CITY OF SANTA ROSA BENCHMARK: DSOV - 70 FT SOUTH OF TUBA DRIVE, A 3 INCH BRASS DISK MARKED "CITY OF SANTA ROSA" IN A MONUMENT HELL ON THE CENTERLINE OF STONY POINT ROAD. (CITY COORDINATE MONUMENT 6-2001) DATUM: CITY OF SANTA ROSA

NOTES

- ALL STREETS ARE PUBLIC UNLESS OTHERWISE SHOWN.
- ALL PAD ELEVATIONS ARE ABOVE 100-YEAR FLOOD ELEVATION.
- ALL SEPTIC SYSTEMS AND WELLS WILL BE REMOVED IN ACCORDANCE WITH SONOMA COUNTY HEALTH DEPARTMENT REGULATIONS.
- ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
- ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- ALL EXISTING TREES WITHIN R/W AND SIDEWALK ARE TO BE REMOVED.
- STORM DRAIN SIZES SHOWN ARE APPROXIMATE ONLY. EXACT SIZE WILL BE DETERMINED WITH IMPROVEMENT PLANS AND CALCULATIONS.
- SEWER INVERT ELEVATIONS SHALL BE BASED UPON THE FINAL DESIGN OF INFRASTRUCTURE SEWER IMPROVEMENTS.
- SUBDIVIDER INTENDS TO RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS PROJECT, PURSUANT TO SECTION 66486.1 OF THE SUBDIVISION MAP ACT.
- THIS PROJECT IS NOT IN A HIGH FIRE ZONE AREA.
- ALL LOT GRADINGS IS TO CONFORM TO EXISTING GRADES AT THE PROJECT BOUNDARY. ALL OVERLAND DRAINAGE IS TO BE CONTAINED ON SITE.
- SEWER IN PARCEL E WILL BE PRIVATE.
- WATER SERVICES TO LOTS 1-23 AND 132-136 WILL BE PLACED ON PARCEL H FRONTAGE WITH HOUSE LATERALS UNDER THE PARK SIDEWALK.
- FINAL LOCATION OF BUE WILL BE DETERMINED AT THE TIME OF FINAL MAP.



DAVID C. HANSON, PE 34761 DATE 7/15/2016



BRUCE E. JARVIS, PLS 5143 DATE 7/15/2016

TENTATIVE MAP
GROVE VILLAGE

SANTA ROSA, CALIFORNIA

136 LOTS + 8 PARCELS 10.56 ACRES NOV 2015, REV. MAR 2016
REV. JULY 2016

BEING A SUBDIVISION OF TRACT FIVE OF THE LANDS OF CITY VENTURES COMMUNITIES, LLC AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NO. 2013-105402, OF OFFICIAL RECORDS OF SONOMA COUNTY, STATE OF CALIFORNIA.

OWNER / DEVELOPER
CV SANTA ROSA INVESTMENTS, LLC
444 Spear Street, Suite 200
San Francisco, CA 94105
(415) 750-6118

ENGINEER & SURVEYOR
CARLILE & MACY
15 Third Street
Santa Rosa, CA 95401
(707) 542-6451

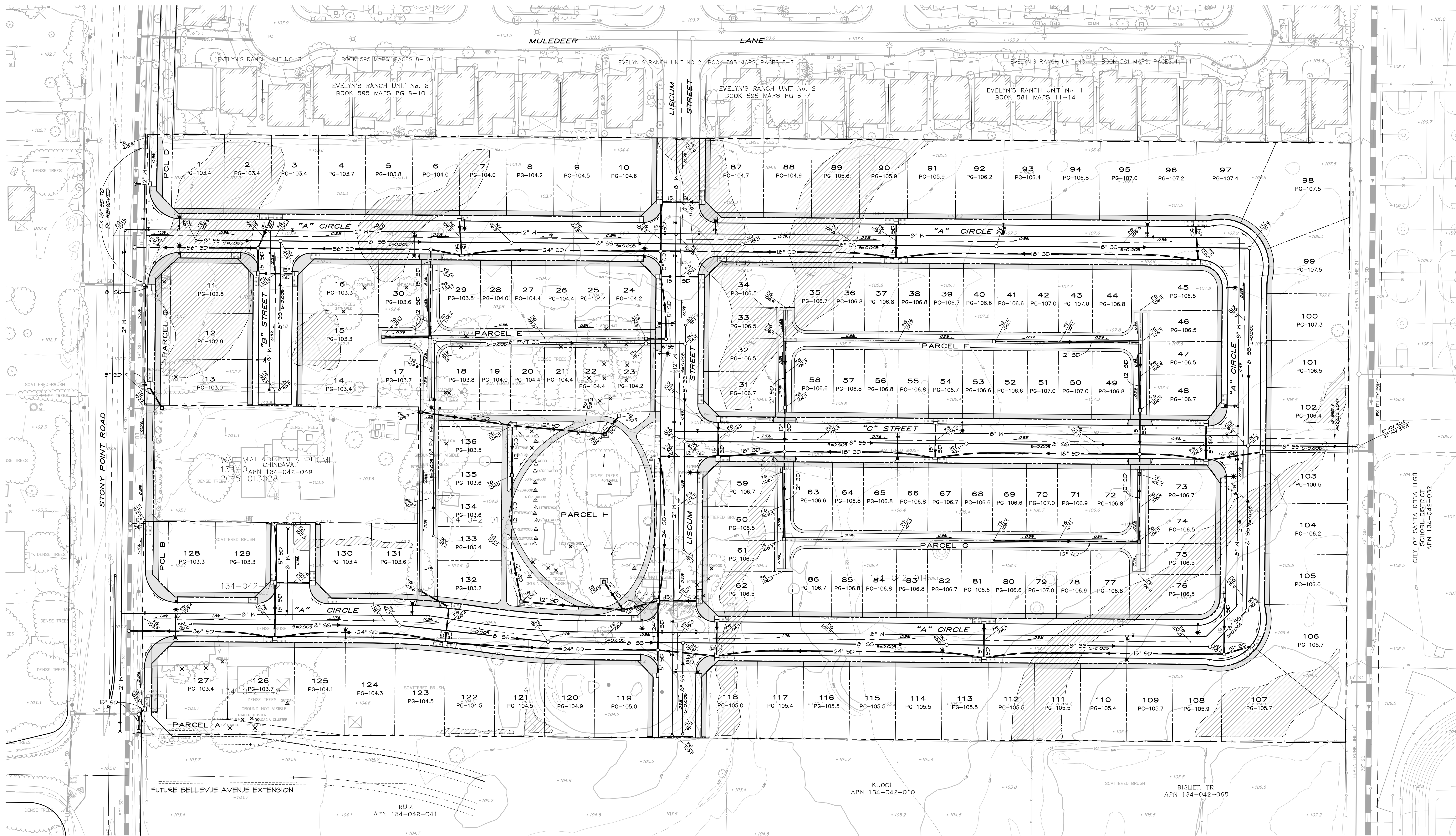


CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT NO. 20130294

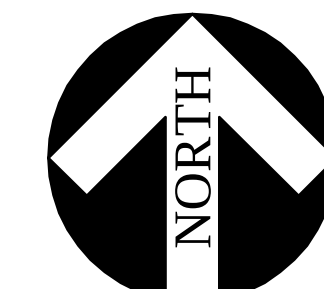
SHEET 1 OF 2

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PRELIMINARY SUSMP DESIGN

- THE PROJECT WILL FOLLOW ALL BMP DESIGN CRITERIA FROM THE CITY OF SANTA ROSA STORMWATER LOW IMPACT DEVELOPMENT TECHNICAL MANUAL. ALL SYSTEMS ARE PRIVATE.
- LOTS WILL DRAIN TO THE STREET AND STREET SIDE DRAINAGE WILL BE CLEANED AND DETAINED BY ROADSIDE BIORETENTION FLUSH DESIGN.



TENTATIVE MAP
GRADING and UTILITIES
GROVE VILLAGE
SANTA ROSA, CALIFORNIA

NOV 2015, REV. MAR 2016, REV. JULY 2016



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

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PROJECT NO. 20150204

SHEET 2 OF 2