

TENTATIVE MAP

for

ACACIA VILLAGE

746 Acacia Ln, Santa Rosa, California

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MFF	MAIN FINISHED FLOOR
AD	AREA DRAIN	MH	MANHOLE
AE	ACCESS EASEMENT	MN	MINIMUM
AGG	AGGREGATE	MISC	MISCELLANEOUS
ANG PT OR AP	ANGLE POINT	MPVC	MID POINT VERTICAL CURVE
APPROX	APPROXIMATE	(N)	NEW
BFP	BACK FLOW PREVENTER	NG	NATURAL GROUND
BC	BEGIN HORIZONTAL CURVE	NIC	NOT INCLUDED IN CONTRACT
BFW	BACK FACE OF WALL	NTS	NOT TO SCALE
BLDG	BUILDING	OC	ON CENTER
BM	BENCH MARK	OH	OVERHEAD
BNDY	BOUNDARY	O.R.	OFFICIAL RECORDS
BO	BLOWOFF VALVE	PAE	PEDESTRIAN ACCESS ESMT
BSW	BACK OF SIDEWALK	PB	PULL BOX
BVC	BEGIN VERTICAL CURVE	PCC	PORTLAND CEMENT CONCRETE
BVCE	BEGIN VERTICAL CURVE ELEVATION	PE	PAD ELEVATION
BW	BOTTOM OF WALL (AT FINISH GRADE)	PERF	PERFORATED
CATV	CABLE TELEVISION	PG&E	PACIFIC GAS & ELECTRIC
CB	CATCH BASIN	PI	POINT OF INTERSECTION
C,G OR C&G	CURB & GUTTER	P/L, PL	PROPERTY LINE
CIP	CAST IRON PIPE	POT	POINT ON TANGENT
CIP	CAST-IN-PLACE PIPE	PP	PROPOSED
CL	CLASS	PSDE	PRIVATE STORM DRAIN EASEMENT
C/L	CENTERLINE	PSI	POUNDS PER SQUARE INCH
CLR	CLEAR(ANCE)	PUE	PUBLIC UTILITIES EASEMENT
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE PIPE
CO	CLEANOUT	PVMT	PAVEMENT
CONC	CONCRETE	R	RADIUS
CONST	CONSTRUCTION	RCE	REGISTERED CIVIL ENGINEER
CONT	CONTINUOUS	RCP	REINFORCED CONCRETE PIPE
COSR	CITY OF SANTA ROSA	ROWD	REDWOOD
CP	CONTROL POINT	RED	REDUCER
CU FT OR CF	CUBIC FEET	REF	REFERENCE
CY	CUBIC YARDS	REINF	REINFORCED
DE	DRAINAGE EASEMENT	REQ'D	REQUIRED
DI	DROP INLET	RET	RETURN
DIA	DIAMETER	RET WALL	RETAINING WALL
DIP	DUCTILE IRON PIPE	RT	RIGHT
DS	DOWNSPOUT	R/W OR ROW	RIGHT OF WAY
DWG	DRAWING	RWL	RAIN WATER LEADER
DWY OR D/W	DRIVEWAY	SAD	SEE ARCHITECTURAL DESIGN
EC	END HORIZONTAL CURVE	SCH	SCHEDULE
EFF	ENTRY FINISH FLOOR	SD	STORM DRAIN
EG	EXISTING GRADE	SDMH	STORM DRAIN MANHOLE
EL OR ELEV	ELEVATION	SOCO	STORM DRAIN CLEANOUT
ELEC	ELECTRIC	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SM	SIMILAR
ESMT	EASEMENT	SL	STREET LIGHT
EVC	END VERTICAL CURVE	SLO	SEE LANDSCAPE DESIGN
BVCE	END VERTICAL CURVE ELEVATION	SO	SIDE OPENING
EW	EACH WAY	SPEC	SPECIFICATIONS
EXIST OR EX OR (E)	EXISTING	SS	SANITARY SEWER
FBO	FOR THE BENEFIT OF	SSCO	SANITARY SEWER CLEAN OUT
FG	FINISH GRADE	SSD	SEE STRUCTURAL DESIGN
FF	FINISH FLOOR	SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOWLINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
FT	FOOT	SW, S/W OR SWK	SIDEWALK
G	GAS MAIN	TB OR TOB	TOP OF BANK
GALV	GALVANIZED	TC	TOP OF CURB
GB	GRADE BREAK	TELE OR TEL	TELEPHONE
GFF	GARAGE FINISHED FLOOR	TEMP	TEMPORARY
GM	GAS METER	TG	TOP OF GRATE
GR	GRATE	TOE	TOE OF BANK
GRND	GROUND	TP	TELEPHONE POLE
GV	GATE VALVE	TS	TURNING STRUCTURE
H	HORIZONTAL	TRANS	TRANSFORMER
HDPE	HIGH DENSITY POLYETHYLENE	TW OR TOW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
HW	HEADWALL	UFF	UPPER FINISH FLOOR
HWY	HIGHWAY	UTIL	UTILITY
HYD	HYDRANT	VAR	VARIES
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
IF	IN FAVOR OF	VCP	VITRIFIED CLAY PIPE
IG OR INV	INVERT GRADE	VERT	VERTICAL
IRR	IRRIGATION	VG	VALLEY GUTTER
JB	JUNCTION BOX	W	WATER LINE
JP OR J	JOINT POLE	WCR	WHEEL CHAIR RAMP
JT	JOINT TRENCH	WLE	WATER LINE EASEMENT
L	LENGTH	WM	WATER METER
LF	LINEAL FEET	WS	WATER SURFACE
LFF	LOWER FINISHED FLOOR	WTR	WATER
LIP	LIP OF GUTTER	WV	WATER VALVE
LP	LOW POINT	WWF	WELDED WIRE FABRIC
LT	LEFT		



VICINITY MAP
NO SCALE

GENERAL NOTES

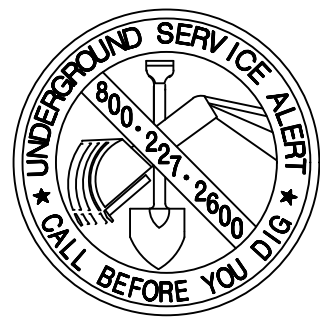
- OWNER/DEVELOPER: CAMPUS PROPERTIES, LLC
P.O. BOX 564
LABRADOR, CA 94977
(415) 298-7571
ATTN: MIKE HOOPER
APPLICANT: FIRMA DESIGN GROUP
418 B STREET, THIRD FLOOR
SANTA ROSA, CA 95401
(707) 792-1800
ATTN: MARTY GOLDSBROUGH
- ASSESSOR'S PARCEL NUMBERS: 182-520-050
- PROJECT ACREAGE: 2.50 ACRES
- PRESENT ZONING: R-1-6
PROPOSED ZONING: R-1-6
- EXISTING USE: SINGLE FAMILY DWELLING
- PROPOSED USE: SINGLE FAMILY DWELLING
- WATER: CITY OF SANTA ROSA
- SEWER: CITY OF SANTA ROSA
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
- BENCHMARK: CITY OF SANTA ROSA BENCHMARK NO.8157 (ELEV=238.961) DESCRIPTION: HWY 12, 34 FEET EAST OF ACACIA LANE; STATE DISK IN WELL MONUMENT, ON CENTERLINE HWY 12 AT WEST END OF CURVE, 11/84
- LEGAL DESCRIPTION: DN 2010093621 BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 OF THE BROOKSIDE SUBDIVISION, WHICH POINT IS ON THE CENTER LINE OF THE STATE HIGHWAY FROM SANTA ROSA TO SONOMA AND FROM WHICH THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED BY DEED FROM FIRST NATIONAL BANK OF OAKLAND TO JAMES H. GRAY, DATED JANUARY 22, 1904, BEARS SOUTH 49 DEGREES 30' WEST, 4.50 CHAINS DISTANT; THENCE NORTH 37° 30' WEST, 859.08 FEET ALONG THE WESTERLY LINE OF SAID LOT TO THE TRUE POINT OF COMMENCEMENT; THENCE CONTINUING ALONG THE SAID WESTERLY LINE OF LOT 2, NORTH 37° 30' WEST, A DISTANCE OF 514.11 FEET; THENCE NORTH 52° 30' EAST, A DISTANCE OF 254.18 FEET TO THE EASTERLY LINE OF PARCEL OF LAND CONVEYED BY WILLIAM H. BUSHNELL ET UX TO VERA EADE, BY DEED DATED APRIL 27, 1946, AND RECORDED MAY 8, 1946, IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, CALIFORNIA, IN BOOK 679 OF OFFICIAL RECORDS, PAGE 372; THENCE SOUTH 37° 30' EAST, ALONG THE EASTERLY LINE OF SAID LAND SO CONVEYED TO VERA EADE, A DISTANCE OF 514.11 FEET; THENCE SOUTH 52° 30' WEST, A DISTANCE OF 254.18 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PORTION THEREOF DESCRIBED IN DEED DATED JANUARY 27, 1954 TO CARLA K. MADSEN, AND RECORDED JANUARY 28, 1954, IN BOOK 1254 OF OFFICIAL RECORDS, PAGE 261, SONOMA COUNTY RECORDS.
- CONTOUR INTERVAL IS ONE FEET.
- NUMBER OF LOTS: 25 LOTS & 3 COMMON AREA PARCELS
- SMALLEST LOT = 1,984 SQ. FT. (0.046 AC.); LARGEST LOT = 3,726 SQ. FT. (0.086 AC.); AVERAGE LOT = 2,453.2 SQ. FT. (0.056 AC)
- THERE ARE NO UNUSUAL SOILS CONDITIONS IN THIS SUBDIVISION PER GEOTECHNICAL INVESTIGATION REPORT DATED DECEMBER 26, 2011 PREPARED BY TERRY ROSETTI FARMCOLOGY LABS.
- THE AREA SHOWN ON THIS TENTATIVE MAP DOES NOT SHOW ON ANY FEMA FLOOD MAP.
- ALL PROPOSED UTILITIES (SEWER, WATER, STREET LIGHTING, FIRE HYDRANT, ETC.) AND PROPOSED CULVERTS AND UNDERGROUND STORM DRAINAGE SHALL BE BUILT TO CITY STANDARDS.
- THIS OFFICE HAS BEEN ADVISED BY THE OWNER THAT TO THE BEST OF HIS KNOWLEDGE THERE ARE NO HAZARDOUS MATERIALS PRESENT ON THIS SITE.
- THE PROJECT SITE IS NOT IN A "HIGH FIRE SEVERITY ZONE".
- TOPOGRAPHY IS PER THE TOPOGRAPHIC MAP BY CINQUINI & PASSARINO, INC., DATED AUGUST 2017. BOUNDARY IS FROM RECORD INFORMATION, AND HAS BEEN LOCATED ON THE TOPOGRAPHY BY CINQUINI & PASSARINO, INC. THIS IS NOT A BOUNDARY SURVEY.

SYMBOLS LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
---	CENTERLINE	---
---	EASEMENT LINE	---
---	PERIMETER OF BUILDING	---
---	CONTOUR & ELEVATION	---
---	BUILDING ENVELOPE	---
---	DRAINAGE SWALE	---
---	SIDEWALK/CONCRETE AREA	---
---	HANDICAP RAMP	---
---	PAVEMENT	---
---	CONCRETE	---
---	STREET BARRICADE	---
---	CHAIN LINK FENCE	---
---	WOOD FENCE	---
---	WIRE FENCE	---
---	STORM DRAIN LINE	---
---	OVERHEAD ELECTRIC LINE	---
---	GAS LINE	---
---	JOINT TRENCH	---
---	CATCH BASIN (CURB INLET)	---
---	DROP INLET	---
---	AREA DRAIN	---
---	DOWNSPOUT	---
---	CURB DRAIN	---
---	STORM DRAIN MANHOLE	---
---	SANITARY SEWER MANHOLE	---
---	CLEANOUT	---
---	GUY	---
---	POWER POLE	---
---	JOINT UTILITY POLE	---
---	JOINT POLE W/STREET LIGHT	---
---	TELEPHONE POLE	---
---	TELEPHONE MANHOLE	---
---	TELEPHONE BOX	---
---	TELEPHONE VAULT	---
---	CABLE TV SERVICE	---
---	ELECTRIC LID	---
---	ELECTRIC BOX	---
---	TRANSFORMER	---
---	PG&E BOX	---
---	GAS METER	---
---	GAS VALVE	---
---	AIR RELEASE VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	WATER VALVE	---
---	WATER BOX	---
---	IRRIGATION CONTROL VALVE	---
---	MONITORING WELL	---
---	BOLLARD	---
---	SIGN	---
---	MAILBOX	---
---	SPOT ELEVATION	---
---	DIRECTION OF FLOW	---
---	PARCEL/LOT NUMBER	---
---	SURVEY CONTROL POINT	---
---	CENTERLINE MONUMENT	---
---	FOUND IRON PIPE	---
---	TREE SYMBOL & DRIP LINE	---

SHEET INDEX

- C0.0 TITLE SHEET, NOTES, LEGEND
C1.0 EXISTING CONDITIONS & DEMOLITION PLAN
C2.0 PROPOSED SUBDIVISION & IMPROVEMENT PLAN
C3.0 LOT LAYOUT
C4.0 PRELIMINARY GRADING PLAN
C5.0 PRELIMINARY UTILITY PLAN
C6.0 STREET/SITE SECTIONS & PROJECT DETAILS



LANDS OF MORK - 746 ACACIA LN - 182-520-050
SANTA ROSA, SONOMA COUNTY, CALIFORNIA

TENTATIVE MAP
TITLE SHEET, NOTES, LEGEND

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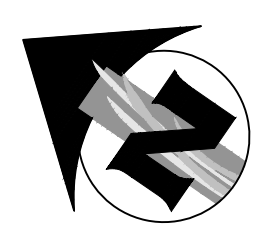
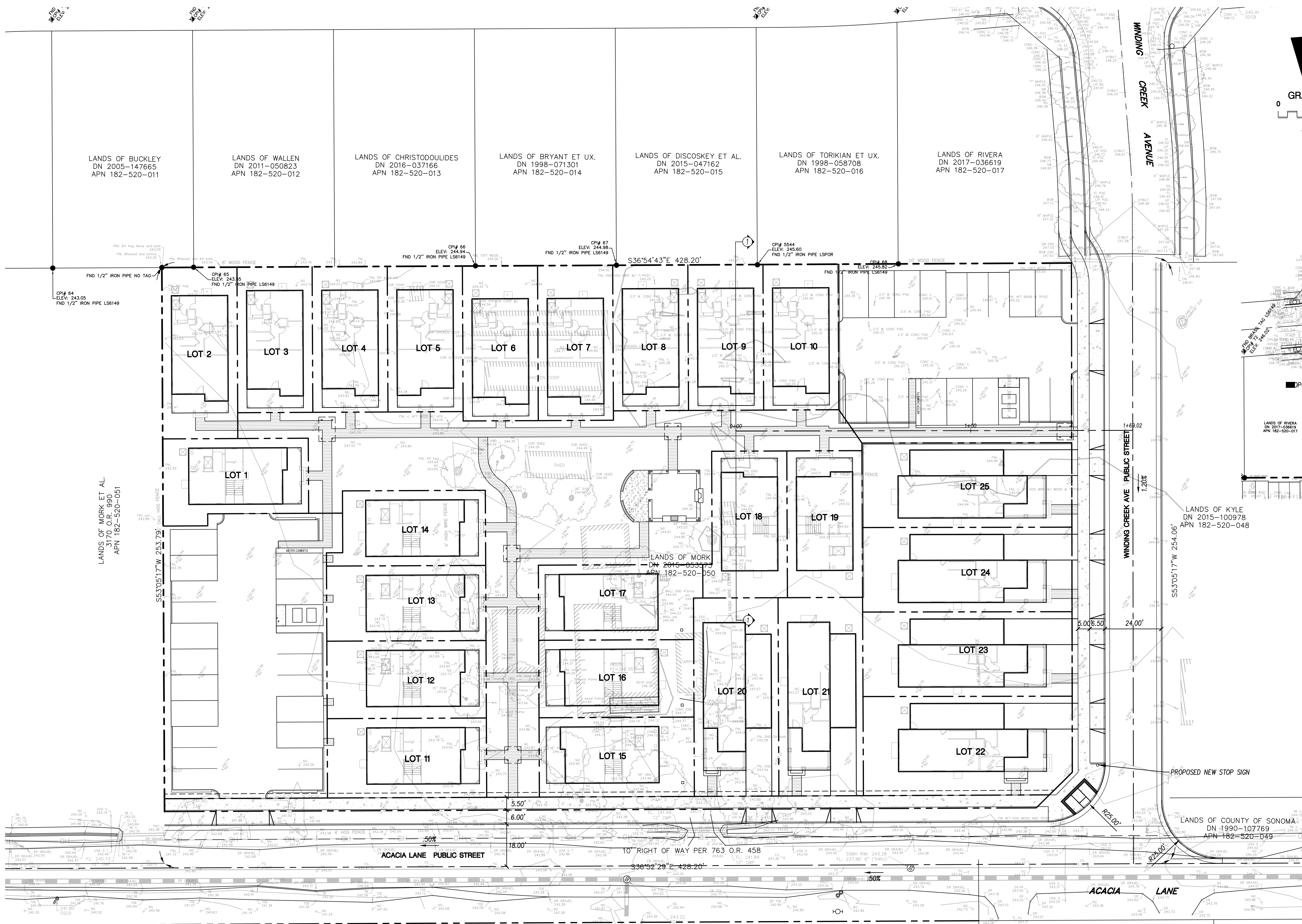
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RCE 042706 Exp. 3/31/20

Rev	Date	By	Comments
3	01/02/2019	JJA	3RD ROUND CITY COMMENTS
2	10/25/2018	JJA	2ND ROUND CITY COMMENTS
1	06/04/2018	JJA	CITY COMMENTS

Designed JJN, JJA
Checked MPG
Date 06/04/18
Sheet

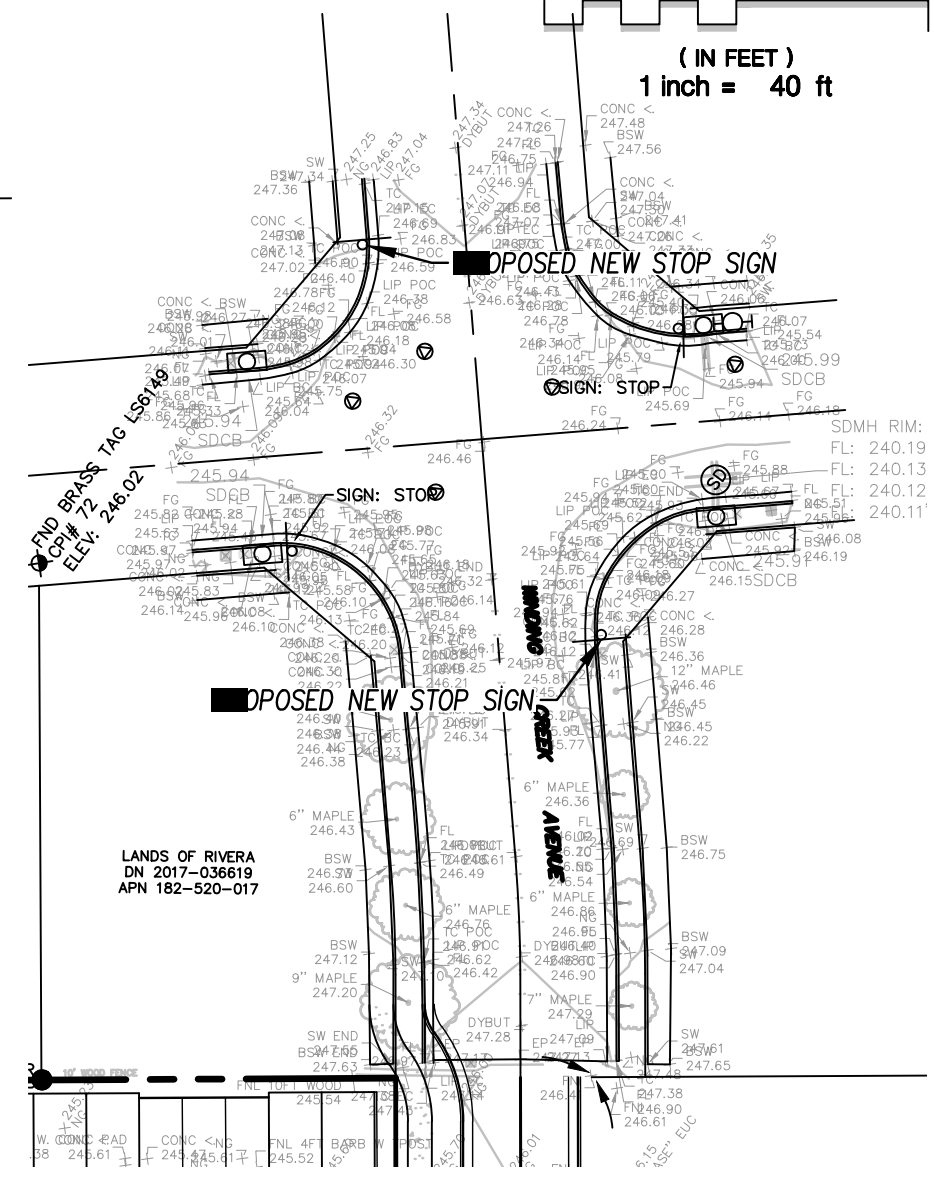
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Job No. 0665-010



GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft



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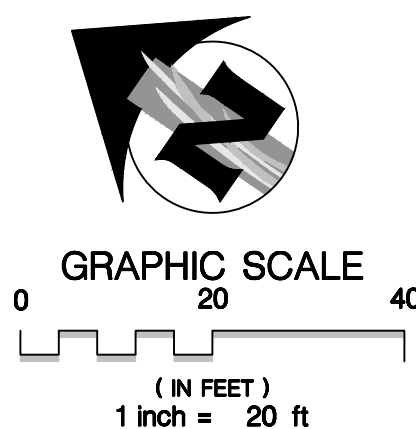
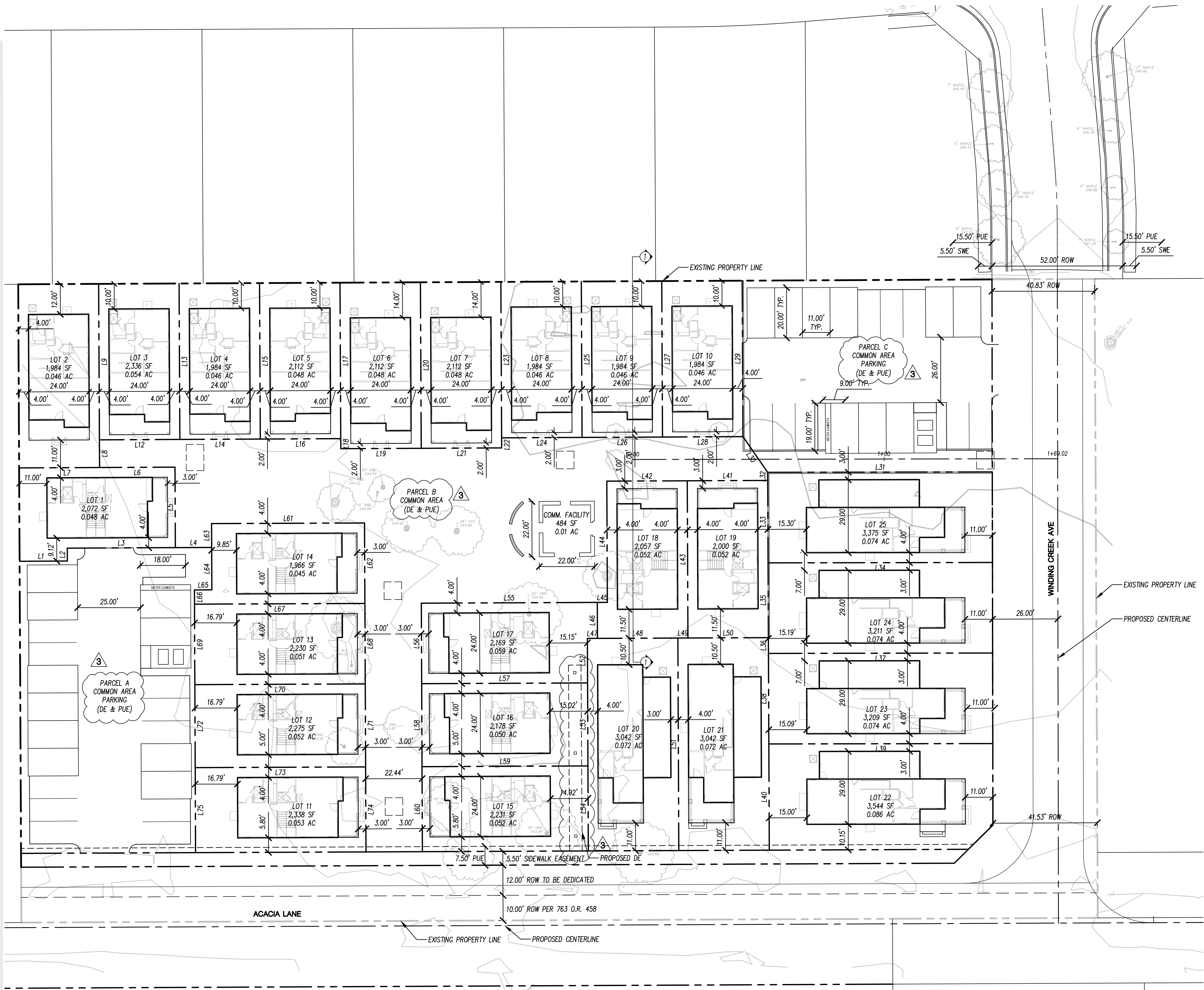
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SANTA ROSA, SONOMA COUNTY, CALIFORNIA
TENTATIVE MAP
PROPOSED SUBDIVISION & IMPROVEMENT PLAN

Rev	Date	By	Comments
3	01/09/2019	JHA	3RD ROUND CITY COMMENTS
2	10/25/2018	JHA	2ND ROUND CITY COMMENTS
1	06/04/2018	JHA	CITY COMMENTS

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Sheet

CONTRACTOR TO VERIFY THE FINAL
ARCHITECT BUILDINGS DIMENSIONS, UTILITY
CONNECTIONS, DOWNSPOUT LOCATIONS,
AND STRUCTURAL ELEMENTS OF THE
BUILDINGS PRIOR TO CONSTRUCTION

C2.0



Line Table		
Line #	Length	Direction
L1	19.004	N36° 54' 43.45"W
L2	5.119	N53° 05' 16.62"E
L3	42.996	N36° 54' 43.38"W
L4	14.441	S36° 52' 29.41"E
L5	32.000	N53° 05' 16.62"E
L6	30.000	N36° 54' 43.38"W
L7	32.000	N36° 54' 43.38"W
L8	11.000	S53° 05' 16.62"W
L9	62.008	S53° 05' 16.62"W
L12	32.000	N36° 54' 43.38"W
L13	62.008	S53° 05' 16.62"W
L14	32.000	N36° 54' 43.38"W
L15	62.000	S53° 05' 16.62"W
L16	32.000	N36° 54' 43.38"W
L17	62.008	S53° 05' 16.62"W
L18	4.000	S53° 05' 16.62"W
L19	32.000	N36° 54' 43.38"W
L20	66.008	S53° 05' 16.62"W
L21	32.000	N36° 54' 43.38"W
L22	4.000	S53° 05' 16.62"W
L23	62.008	S53° 05' 16.62"W
L24	32.000	N36° 54' 43.38"W
L25	62.008	S53° 05' 16.62"W
L26	32.000	N36° 54' 43.38"W
L27	62.008	S53° 05' 16.62"W
L28	32.000	N36° 54' 43.38"W
L29	62.008	S53° 05' 16.62"W
L30	17.264	S18° 40' 06.54"W
L31	89.361	N36° 43' 38.32"W
L32	3.230	N53° 07' 30.59"E
L33	32.770	N53° 07' 30.59"E
L34	89.268	N36° 43' 38.32"W
L35	29.730	N53° 07' 30.59"E
L36	6.270	N53° 07' 30.59"E
L37	89.176	N36° 43' 38.45"W
L38	36.000	N53° 07' 30.59"E
L39	89.083	N36° 43' 38.45"W
L40	42.229	N53° 07' 30.59"E
L41	32.000	N36° 52' 29.41"W
L42	32.000	N36° 52' 29.41"W
L43	62.500	N53° 07' 30.59"E
L44	48.200	N53° 07' 30.59"E
L45	4.000	S36° 52' 29.41"E
L46	14.300	N53° 07' 30.59"E
L47	4.000	N36° 52' 29.41"W
L48	32.000	S36° 52' 29.41"E
L49	4.000	N36° 52' 29.41"W
L50	32.000	S36° 52' 29.41"E
L51	84.500	N53° 07' 30.59"E
L52	17.700	N53° 07' 30.59"E
L53	33.000	N53° 07' 30.59"E
L54	33.800	N53° 07' 30.59"E
L55	70.000	S36° 52' 29.41"E
L56	32.000	N53° 07' 30.59"E
L57	66.000	S36° 52' 29.41"E

Line Table		
Line #	Length	Direction
L58	33.000	N53° 07' 30.59"E
L59	66.000	S36° 52' 29.41"E
L60	33.800	N53° 07' 30.59"E
L61	60.837	N36° 52' 29.41"W
L62	32.000	S53° 05' 16.62"W
L63	9.479	N53° 07' 30.59"E
L64	16.865	N53° 07' 30.59"E
L65	6.932	N36° 52' 29.41"W
L66	5.657	N53° 07' 30.59"E
L67	67.790	N36° 52' 29.41"W
L68	32.000	N53° 07' 30.59"E
L69	32.000	N53° 07' 30.59"E
L70	67.790	N36° 52' 29.41"W
L71	33.000	N53° 07' 30.59"E
L72	33.000	N53° 07' 30.59"E
L73	67.790	N36° 52' 29.41"W
L74	33.797	N53° 07' 30.59"E
L75	33.797	N53° 07' 30.59"E

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TENTATIVE MAP

SITE LAYOUT

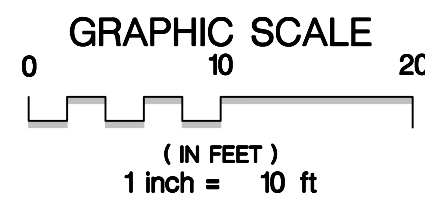
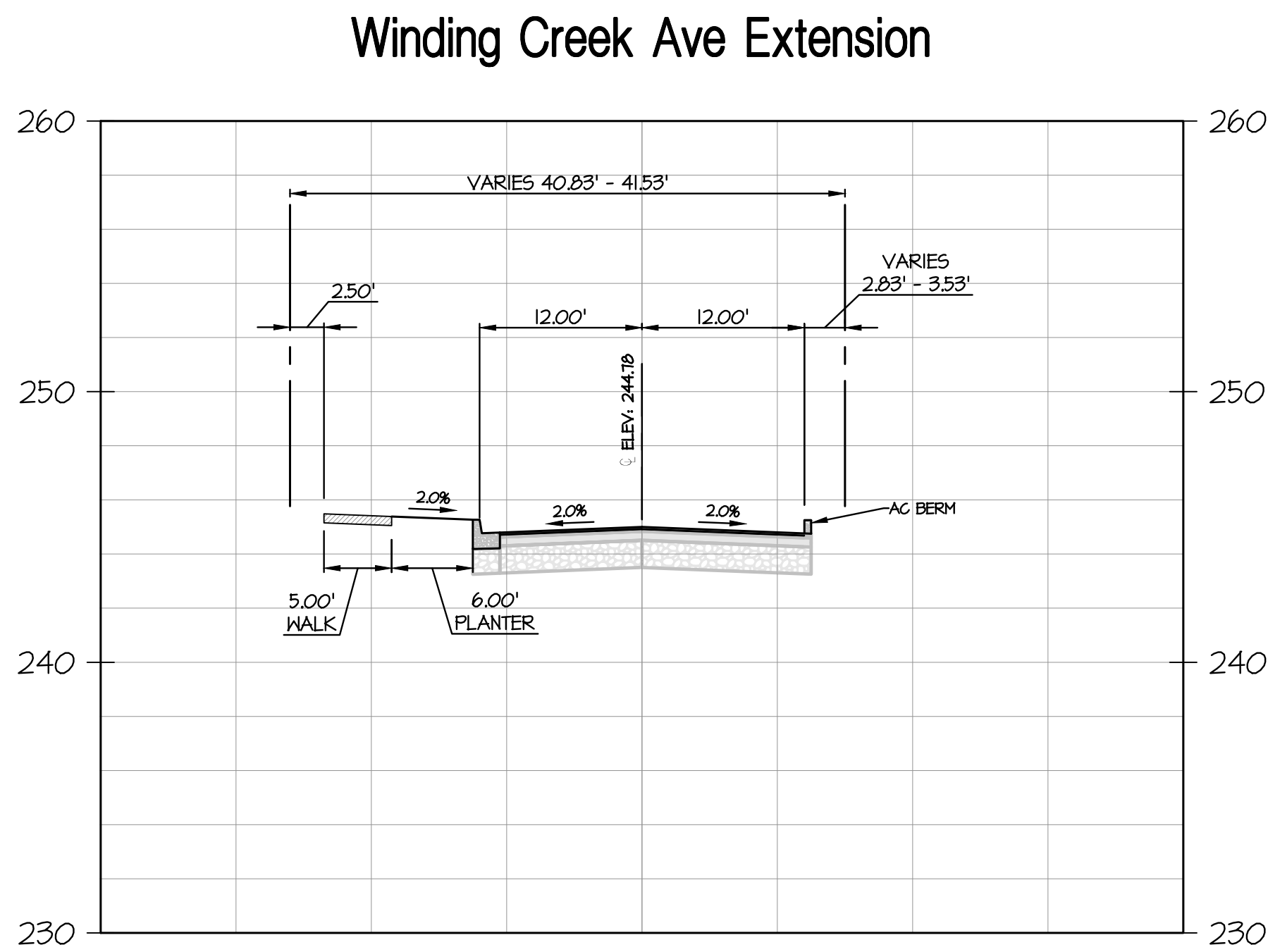
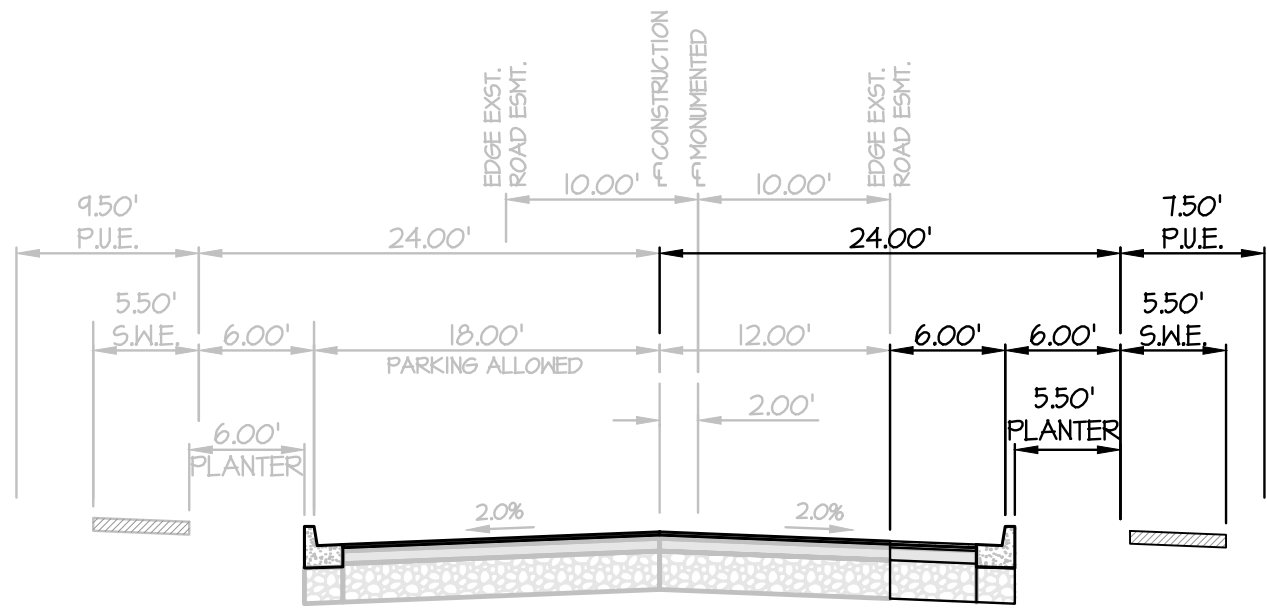
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TENTATIVE MAP
STREET/SITE SECTIONS & PROJECT DETAILS

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Sheet

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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

PLANTING LEGEND

KEY	BOTANICAL NAME	WUCOLS	COMMON NAME	SIZE	QTY	REMARKS
STREET / SHADE TREES						
AR	ACER RUBRUM*	M	RED MAPLE	24" BOX	-	SINGLE TRUNKED FORM
AF	ACER X FREEMANII*	M	FREEMAN MAPLE	24" BOX	-	SINGLE TRUNKED FORM
AP	ACER PSEUDOPLATANUS*	M	SYCAMORE MAPLE	24" BOX	-	SINGLE TRUNKED FORM
AM	ARBUUS 'MARINA'	L	STRANDBERRY TREE	24" BOX	-	SINGLE TRUNKED FORM
FU	FRAZINUS UNDULATA	M	EVERGREEN ASH	24" BOX	-	SINGLE TRUNKED FORM
KP	KOELERUTERA PANICULATA	L	GOLDENRAVE TREE	24" BOX	-	SINGLE TRUNKED FORM
LN	LAURUS NOBILIS	L	SWEET BAY	24" BOX	-	SINGLE TRUNKED FORM
MG	MAGNOLIA G. 'MAJESTIC BEAUTY'	M	SOUTHERN MAGNOLIA	24" BOX	-	SINGLE TRUNKED FORM
PA	PLATANUS X ACERIFOLIA	M	LONDON PLANE	24" BOX	-	SINGLE TRUNKED FORM
PC	PISTACHIA CHINENSIS	L	CHINESE PISTACHE	24" BOX	-	SINGLE TRUNKED FORM
PM	PODOCARPUS MACROPHYLLUS	M	YEW PINE	24" BOX	-	SINGLE TRUNKED FORM
QA	QUERCUS AGRIFOLIA*	VL	COAST LIVE OAK	24" BOX	-	SINGLE TRUNKED FORM
QL	QUERCUS LOBATA	VL	VALLEY OAK	24" BOX	-	SINGLE TRUNKED FORM
ZS	ZELKOVA SERRATA	M	SAW LEAF ZELKOVA	24" BOX	-	SINGLE TRUNKED FORM

ACCENT TREES

AP	ACER PALMATUM	M	JAPANESE MAPLE	15 GAL	-	MULTI-TRUNKED FORM
AU	ARBUUS UNEDO	L	STRANDBERRY TREE	15 GAL	-	SINGLE TRUNKED FORM
CR	CHAMAENANTHUS RETICULATUS*	M	CHINESE PRINCE TREE	15 GAL	-	SINGLE TRUNKED FORM
CO	CERCIS OCCIDENTALIS*	VL	WESTERN REDBUD	15 GAL	-	MULTI-TRUNKED FORM
CT	X CHITAPAL TASHKENTENSIS	L	CHITAPAL	15 GAL	-	SINGLE TRUNKED FORM
EJ	ERGOBOTRYA JAPONICA	L	LOQUAT	15 GAL	-	SINGLE TRUNKED FORM
GP	GELETRA PAVLOVIA	M	AUSTRALIAN WILLOW	15 GAL	-	SINGLE TRUNKED FORM
LG	LAGERSTROEMIA SSP.	L	CRABE MYRTLE	15 GAL	-	SINGLE TRUNKED FORM

GRASSES

FM	FESTUCA MAERI	L	MAIRE'S FESCUE	1 G.C.	-	2" O.C. & SPACING
HS	HELICTOTRICHON SEMPERVIRENS	L	BLUE OAT GRASS	1 G.C.	-	2" O.C. & SPACING
MC	MUHLENBERGIA CAPILLARIS	L	HARRY ANN MAHLY	1 G.C.	-	3" O.C. & SPACING
PR	PENNISETUM RUBRUM	L	RED FOUNTAIN GRASS	1 G.C.	-	3" O.C. & SPACING
PA	PENNISETUM ALOPECUROIDES 'HAMELI'	L	DWARF FOUNTAIN GRASS	1 G.C.	-	2" O.C. & SPACING

SMALL SHRUBS

AH	ACHILLEA MILLEFOLIUM	L	COMMON YARROW	1 G.C.	-	2" O.C. & SPACING
EX	ERIGERON KARVINSKIANUS	L	SANTA BARBARA DAISY	1 G.C.	-	4" O.C. & SPACING
CS	EUPHORBIA RIGIDA	L	SILVER SPURGE	1 G.C.	-	2" O.C. & SPACING
BF	BEPETA X FASSSENII 'WALKERS LOW'	L	WALKER'S LOW CATMINT	1 G.C.	-	2" O.C. & SPACING
LV	LAVANDULA SPP.	L	LAVERENDER	1 G.C.	-	3" O.C. & SPACING
SA	SEDUM 'AUTUMN JOY'	L	STONECROP	1 G.C.	-	3" O.C. & SPACING
SC	SENECIO CINERARIA	L	DUSTY MILLER	1 G.C.	-	1.5" O.C. & SPACING
SG	SALVIA GREGGII	L	AUTUMN SAGE	1 G.C.	-	3" O.C. & SPACING
TC	TEUCORIUM FRUTICOSUM	L	BUSH GERMANDER	1 G.C.	-	4" O.C. & SPACING

MEDIUM SHRUBS

CH	CISTUS X HYBRIDUS	L	WHITE ROCKROSA	1 G.C.	-	4" O.C. & SPACING
EF	EXCELLIA FARINOSA	L	BRITTLE BUSH	1 G.C.	-	3" O.C. & SPACING
ND	NEANDRIA DOMESTICA	L	HEAVENLY BAMBOO	1 G.C.	-	3" O.C. & SPACING
PF	PHLOMIS FRUTICOSA	L	JERUSALEM SAGE	1 G.C.	-	3.5" O.C. & SPACING
PH	PHLOMIS SPP.	L	NEW ZEALAND FLAX	1 G.C.	-	4" O.C. & SPACING
RO	ROSMARINUS OFFICINALIS	L	ROSEMARY	1 G.C.	-	4" O.C. & SPACING
SP	SALVIA APRINA	L	WHITE SAGE	1 G.C.	-	4" O.C. & SPACING
SL	SALVIA LEUCANTHA 'MOONLIGHT'	L	PURPLE MEXICAN SAGE	1 G.C.	-	3" O.C. & SPACING

LARGE SHRUBS

CC	COTINUS COCCYGNIA 'ROYAL PURPLE'	L	SMOKE TREE	5 G.C.	-	10" O.C. & SPACING
ON	CEANOTHUS SPP.	L	CEANOTHUS	5 G.C.	-	8" O.C. & SPACING
GR	GREVILLEA SPP.	L	GREVILLEA	5 G.C.	-	6" O.C. & SPACING
LE	LEUCODENDRON 'CLODBANK GINNY'	L	CONEBRUSH	5 G.C.	-	5" O.C. & SPACING
LC	LOREPETALUM CHINENSIS	L	RED FRINGE FLOWER	5 G.C.	-	4" O.C. & SPACING
OL	OLEA EUROPEA 'LITTLE OLIVE'	L	DWARF OLIVE	5 G.C.	-	5" O.C. & SPACING
RC	RHAMNUS CALIFORNICA 'EYE CASE'	L	COFFEEBERRY	5 G.C.	-	8" O.C. & SPACING
WF	WESTRINGIA FRUTICOSA	L	COAST ROSEMARY	5 G.C.	-	8" O.C. & SPACING

GROUNDCOVERS

AR	ARCTOSTAPHYLOS 'PACIFIC MIST'	L	CARPET MANZANITA	1 G.C.	-	4" O.C. & SPACING
BP	BACCHARIS PILLULARIS 'PILGON POINT'	L	DWARF COYOTE BUSH	1 G.C.	-	8" O.C. & SPACING
CD	COTONEASTER DAMMERI 'LOWFAST'	L	BEARBERRY COTONEASTER	1 G.C.	-	10" O.C. & SPACING
DY	DYONIDIA MARGARETAE	L	DYMONDIA	1 G.C.	-	4" O.C. & SPACING
MP	MYOPORIUM P. 'PUTAH CREEK'	L	CREeping MYOPORIUM	1 G.C.	-	12" O.C. & SPACING
RP	ROSMARINUS 'PROSTRATUS'	L	TRAILING ROSEMARY	1 G.C.	-	4" O.C. & SPACING

VINES

CR	CAMPIDIS RADICANS	L	TRUMPET CREEPER	1 G.C.	-	8" O.C. & SPACING
FP	FICUS PUMILA	L	CREeping FIG	1 G.C.	-	3" O.C. & SPACING
IM	IPOMEA INDICA	L	BLUE DAWN FLOWER	1 G.C.	-	8" O.C. & SPACING
PT	PARTHENOCISSUS TRICUSPIDATA	L	BOSTON IVY	1 G.C.	-	5" O.C. & SPACING

BIO-RETENTION

CA	CALIFORNIA CANUM	L	CALIFORNIA FUCHSIA	5 G.C.	-	3" O.C. & SPACING
LU	LUPINUS ALBERGROS	L	BUSH LUPINE	5 G.C.	-	4" O.C. & SPACING
VL	VERBENA LILACINA 'DE LA MINA'	L	DE LA MINA VERBENA	5 G.C.	-	2" O.C. & SPACING
ID	IRIS DOUGLASSIANA	L	DOUGLAS IRIS	1 G.C.	-	2" O.C. & SPACING
MR	MUHLENBERGIA RIGENS	L	DEER GRASS	1 G.C.	-	3" O.C. & SPACING

* BIO RETENTION FRIENDLY TREES

TREE SYMBOL LEGEND

SYMBOL	DESCRIPTION
(E) TREE: TO REMAIN	
(X) TREE: TO BE REMOVED	

TREE REPLACEMENT LIST

NAME	SIZE	QUANTITY	FORM	REPLACING SPECIES
ACER PSEUDOPLATANUS	24" BOX	5	STANDARD TREE FORM	REPLACING SEDUM
ACER X FREEMANII	24" BOX	11	STANDARD TREE FORM	REPLACING CEDAR & CYPRESS
WESTERN REDBUD	24" BOX	5	MULTI-TRUNKED FORM	REPLACING OAKS
COAST LIVE OAK (N)	24" BOX	8	MULTI-TRUNKED FORM	REPLACING OAKS

12 TREES AT 262" DBH ARE REQUIRED FOR MITIGATION

REPLACEMENT TREES CALCULATIONS:

(2) 15 G.C. TREES FOR EVERY 6" DBH

(1) 24" BOX TREE = (3) 15 G.C.

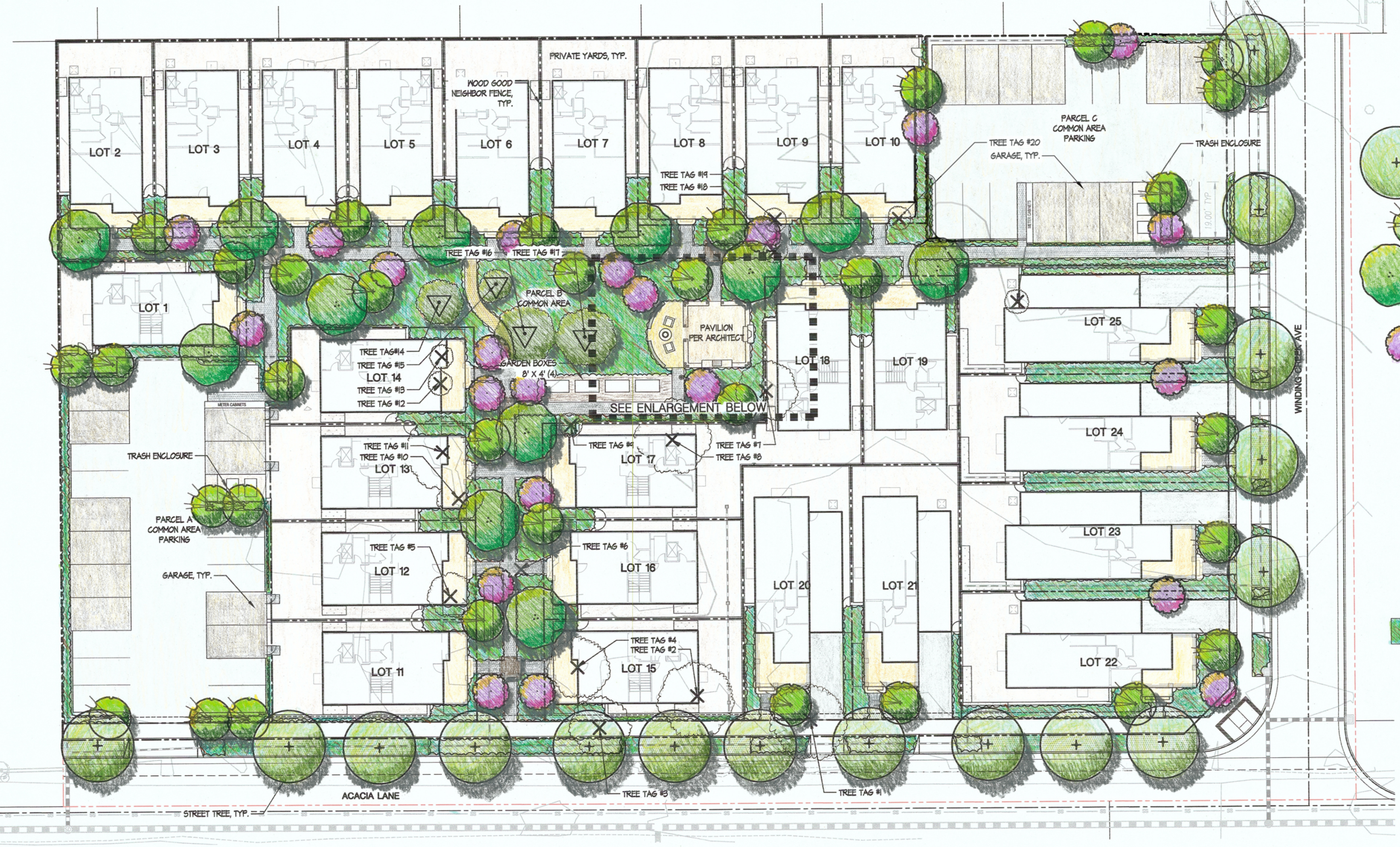
(1) 36" BOX TREE = (5) 15 G.C.

262"/6" = (87) 15 G.C. TREES OR (29) 24" BOX TREES OR (17) 36" BOX TREES

PROPOSED REPLACEMENT TREES:

(29) 24" BOX TREE = 262" DBH

TOTAL 262" DBH



TREE MITIGATION INFORMATION

*PER ARBORIST REPORT PROVIDED BY BECKY DIXON, DATED JANUARY 2018

TREE #	SPECIES	DIAMETER (in.)	GENERAL HEALTH/CONDITION	STRUCTURAL INTEGRITY	REMOVED OR PROTECTED
1	Valley Oak/Quercus lobata	15"	Good	Good, though co-dominant leaders at 6'	TO BE REMOVED & MITIGATED.
2	Fruitless Mulberry/Morus alba	23" @ 3'	Excellent	Fair, previously pollarded	TO BE REMOVED; NO MITIGATION.
3	Deodar Cedar/Cedrus deodara	22"	Good	Good, though previously topped at 10'	TO BE REMOVED & MITIGATED.
4	Deodar Cedar/Cedrus deodara	20"	Good	Good	TO BE REMOVED & MITIGATED.
5	Deodar Cedar/Cedrus deodara	17"	Good	Good	TO BE REMOVED & MITIGATED.
6	Japanese Maple/Acer palmatum	5.4"	Good	Fair, previously pollarded	TO BE REMOVED & MITIGATED.
7	Fruitless Mulberry/Morus alba	13.14, 14"	Good	Fair, previously pollarded	TO BE REMOVED; NO MITIGATION.
8	Coast Redwood/Sequoia sempervirens	47"	Good/Excellent	Good, though co-dominant from 8'	TO BE REMOVED & MITIGATED.
9	Fruitless Mulberry/Morus alba	17" @ 3'	Good/Excellent	Good/Excellent	TO BE REMOVED; NO MITIGATION.
10	Valley Oak/Quercus lobata	13"	Good/Excellent	Good/Excellent	TO BE REMOVED & MITIGATED.
11	Monterey Pine/Pinus radiata	43"	Good	Good	TO BE REMOVED; NO MITIGATION.
12	Western Red Cedar/Thuja plicata	5.6, 6"	Poor	Poor/dying	TO BE REMOVED & MITIGATED.
13	Western Red Cedar/Thuja plicata	5.6, 6.7"	Poor	Poor/dying	TO BE REMOVED & MITIGATED.
14	Sequoia/Sequoiadendron giganteum	43"	Fair/Good	Good	TO BE PRESERVED IN PLACE.
15	Coast Redwood/Sequoia sempervirens	47.8, 20"	Good	Good	TO BE PRESERVED IN PLACE.
16	London Plane/Platanus x hispanica	17"	Good	Good	TO BE PRESERVED IN PLACE.
17	Valley Oak/Quercus lobata	23"	Good	Good	TO BE PRESERVED IN PLACE.
18	Valley Oak/Quercus lobata	5"	Excellent	Excellent	TO BE REMOVED & MITIGATED.
19	Valley Oak/Quercus lobata	5"	Excellent	Excellent	TO BE REMOVED & MITIGATED.
20	Valley Oak/Quercus lobata	5.5, 6"	Excellent	Good	TO BE REMOVED & MITIGATED.
21	agifolia	3.4"	Excellent	Good	TO BE REMOVED & MITIGATED.

REMOVED OR PROTECTED

TO BE REMOVED & MITIGATED.

TO BE REMOVED; NO MITIGATION.

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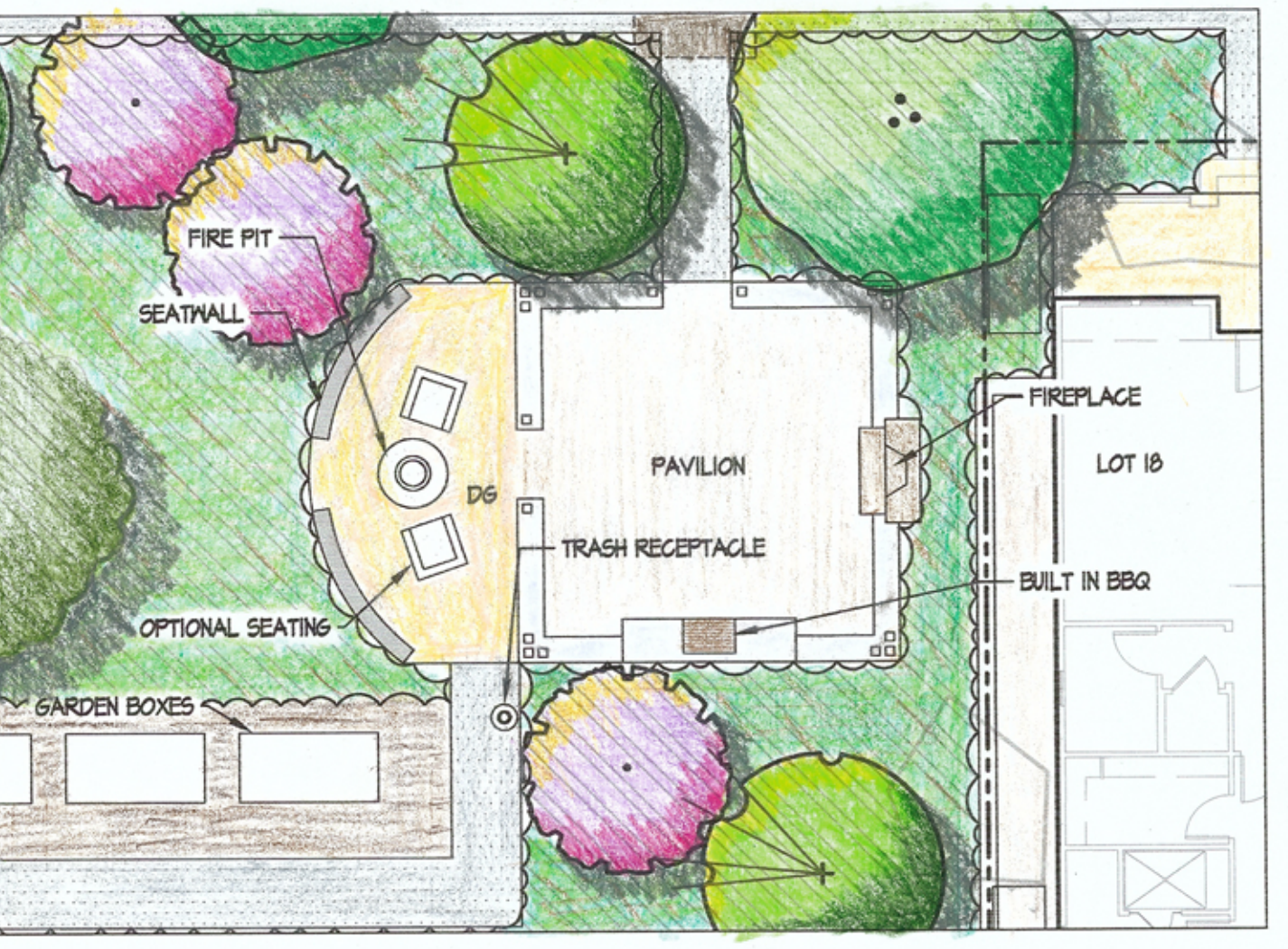
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PAVILION ENLARGEMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft



DESIGN INSPIRATIONS

IMAGES ARE ARTIST REPRESENTATION AND NOT NECESSARILY REFLECT THE EXACT PRODUCT TYPE.

DRAWING IS PRELIMINARY UNLESS STAMPED & WET SIGNED