

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

OWNER: CALLERI MARK TR
30356 RIVER RD
CLOVERDALE, CA 9542
PH: (707) 849-4157

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.
496 BUSKIRK AVE, STE 100
PLEASANT HILL CA 9452
PH: (925) 938-2801
FAX: (925) 932-2795

PROJECT ARBORIST: JOSHUA TALLIS
ARCADIS U.S., INC
2300 CLAYTON ROAD, STE. 400
CONCORD, CA. 94520
PH: (925) 274-1100

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 SUBJECT PROPERTY APPEARS ON F.I.R.M. MAP NUMBER 06097C0733E, AND LIES WITHIN ZONE 'X', WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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.

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 WITH PERMITS FROM 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.

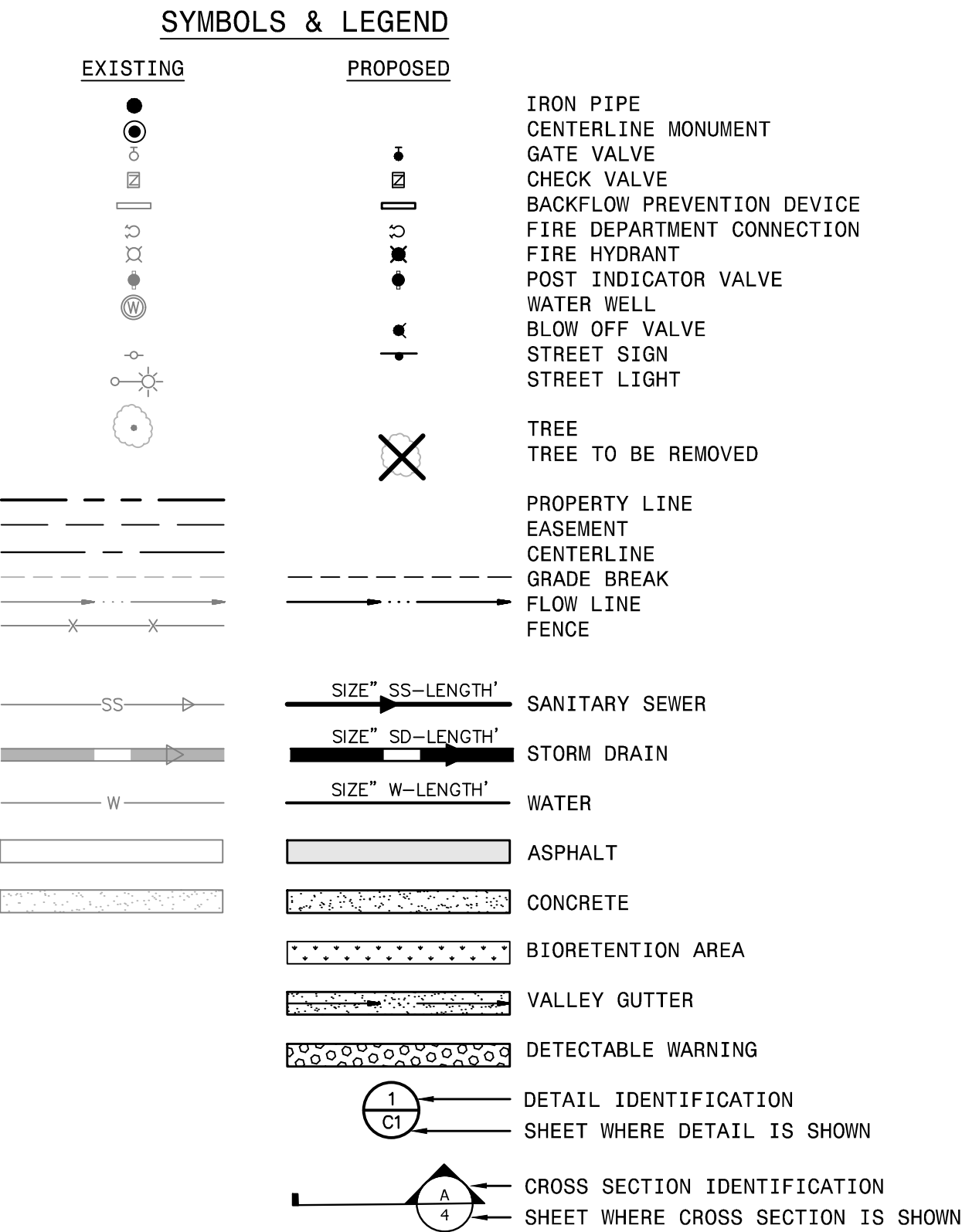
GENERAL MAP INFORMATION
THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

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 (DATUM ASSUMED).

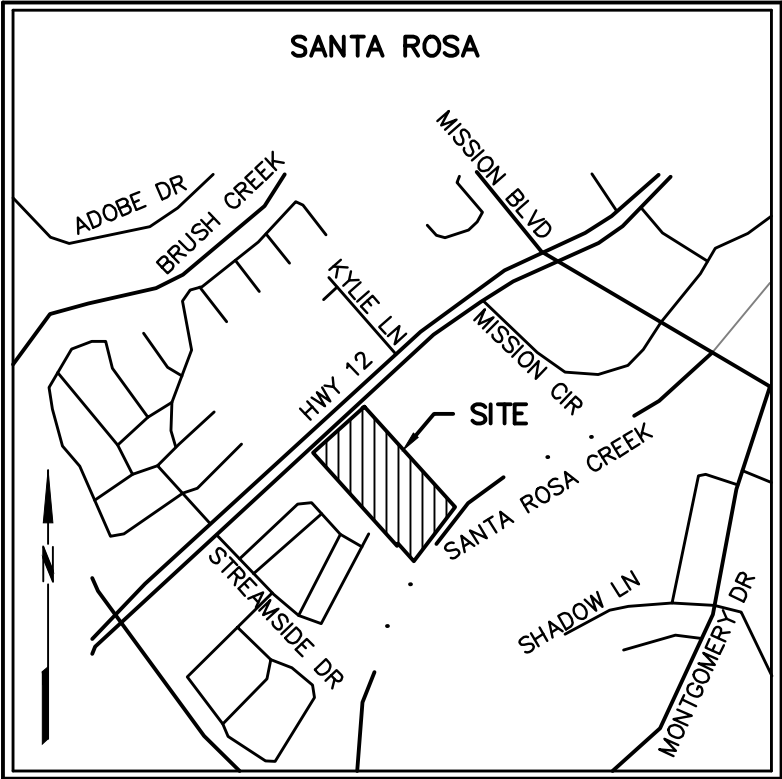
BASIS OF BEARINGS: RECORD OF SURVEY, SHOWING THE PROPOSED RIGHT OF WAY FOR THE CITY OF SANTA ROSA CREEK TRAIL BETWEEN STREAMSIDE DRIVE AND MISSION CIRCLE, FILED IN BOOK 732 MAPS 6-7, SONOMA COUNTY RECORDS.

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



ABBREVIATIONS

± MORE OR LESS
A AREA
AC ASPHALT CONCRETE
APN ASSESSOR'S PARCEL NUMBER
BFP BACKFLOW PREVENTER
BLDG BUILDING
CB CATCH BASIN
CDF 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
INV 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



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

1. COVER SHEET
2. EXISTING CONDITIONS SHEET
3. BOUNDARY SHEET
4. GRADING & DRAINAGE SHEET
5. CROSS SECTIONS SHEET
6. TRUCK TURNING MOVEMENTS SHEET

PARKING REQUIREMENTS

| USE | RATIO | NO. SPACES REQUIRED | NO. SPACES PROVIDED |
|--|---|---------------------|---------------------|
| STORAGE, PERSONAL STORAGE FACILITIES | 5 CUSTOMER PARKING SPACES | 5 SPACES | 5 |
| RESIDENTIAL ROW HOUSE 1 BEDROOM UNITS | 1 COVERED SPACE PER UNIT | 4 SPACES | 4 |
| | 0.5 VISITOR SPACES PER UNIT. VISITOR SPACES MAY BE IN TANDEM WITH SPACES FOR THE UNIT | 2 SPACES | 2 |
| RESIDENTIAL ROW HOUSE 2 OR MORE BEDROOMS UNITS | 1 COVERED SPACE PER UNIT | 10 SPACES | 10 |
| | 1.5 VISITOR SPACES PER UNIT. VISITOR SPACES MAY BE IN TANDEM WITH SPACES FOR THE UNIT | 15 SPACES | 15 |
| TOTAL PARKING SPACES | | | 36 |

TENTATIVE PARCEL MAP
FOR
RECESS STORAGE

COVER SHEET

A THREE-LOT COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SUBDIVISION

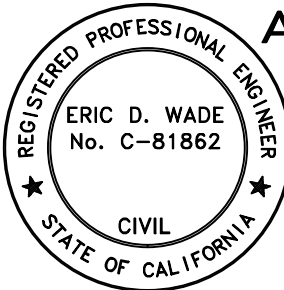
BEING A SUBDIVISION OF THE LANDS OF MARK CALLERI TR AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. DN 2008-055033, SONOMA COUNTY RECORDS.

4224 SONOMA HWY, SANTA ROSA, CALIFORNIA

APN 032-010-005

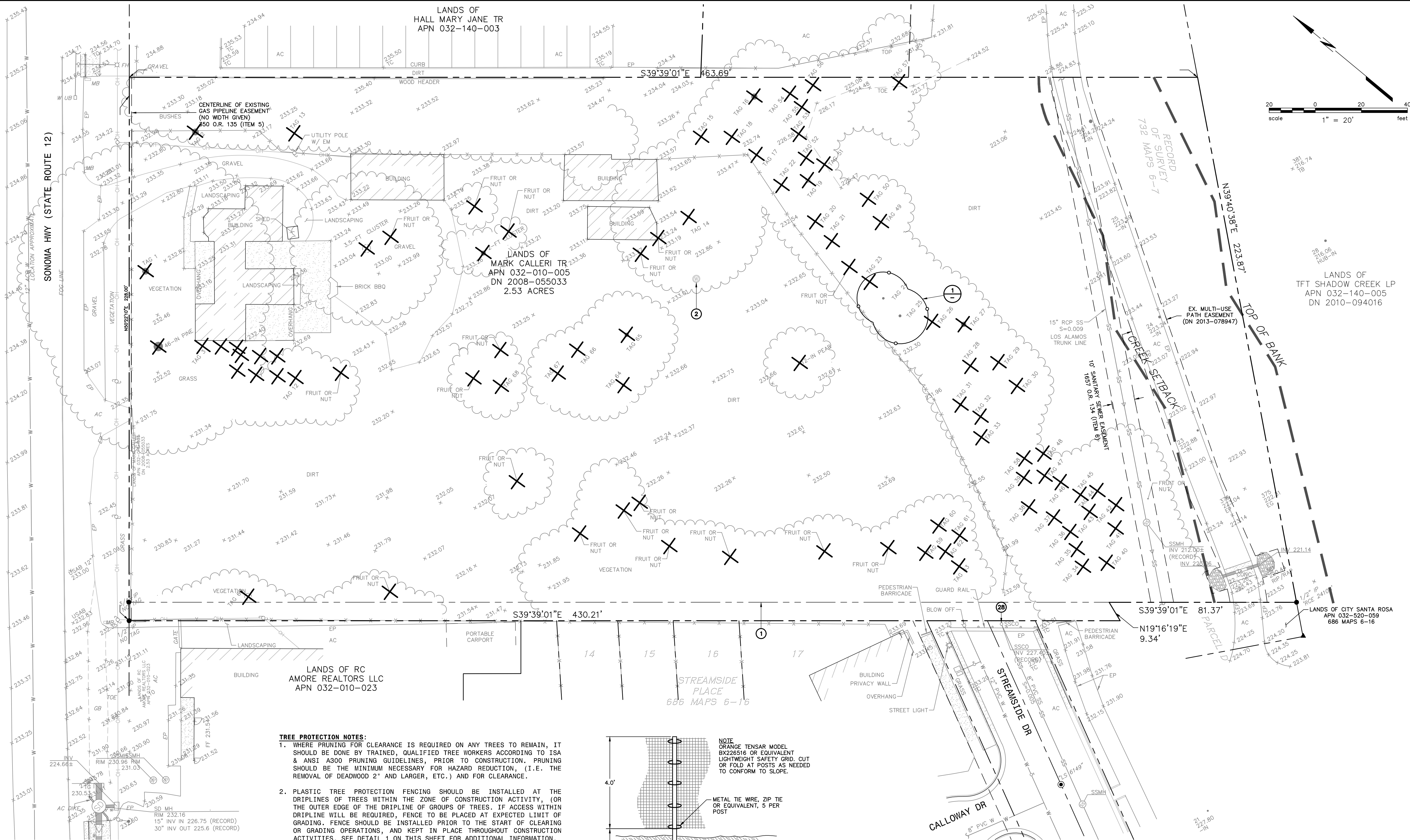
2.68± ACRES

JULY 2019



BKF REF NO. C20169139-10

SHEET 1 OF 6



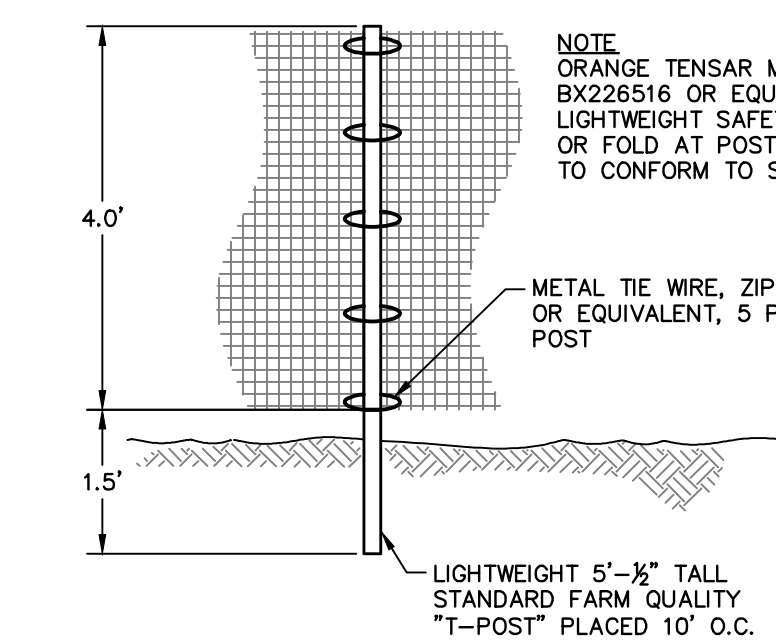
KEYNOTES

- ① PARCEL LINE TO BE EXTINGUISHED.
- ② EXISTING WELL & SEPTIC TO BE ABANDONED UNDER PERMIT FROM SONOMA COUNTY. REFER TO GENERAL NOTES FOR MORE INFORMATION.
- ②⑧ REMOVE SANITARY SEWER CLEANOUT.

NOTE:
REFER TO THE "CERTIFIED ARBORIST REPORT: 4224 HIGHWAY 12, SANTA ROSA, CA" DATED NOVEMBER 21, 2019, PREPARED BY JOSHUA TALLIS FOR TREE TAG IDENTIFICATION AND ADDITIONAL INFORMATION.

TREE PROTECTION NOTES:

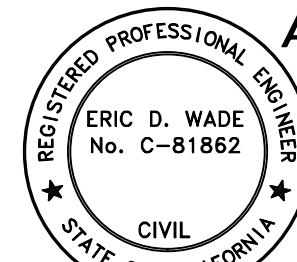
1. WHERE PRUNING FOR CLEARANCE IS REQUIRED ON ANY TREES TO REMAIN, IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA & ANSI A300 PRUNING GUIDELINES, PRIOR TO CONSTRUCTION. PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION, (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ETC.) 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.



① PROTECTION FENCE DETAIL
NO SCALE



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 07/18/2019
ERIC D. WADE
C 81862



BKF REF NO. C20169139-10

TENTATIVE PARCEL MAP FOR RECESS STORAGE

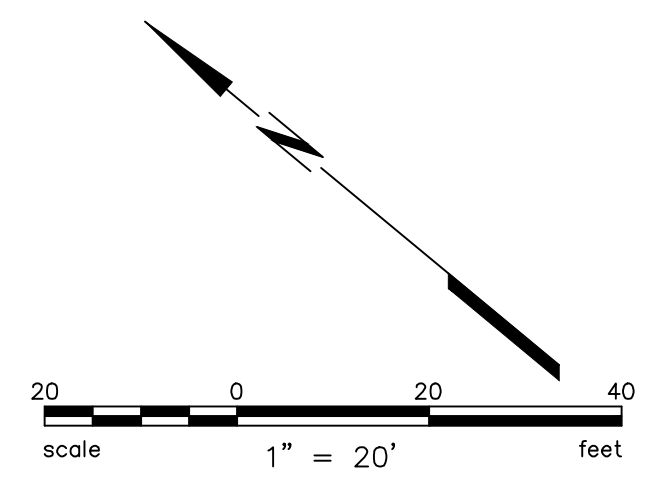
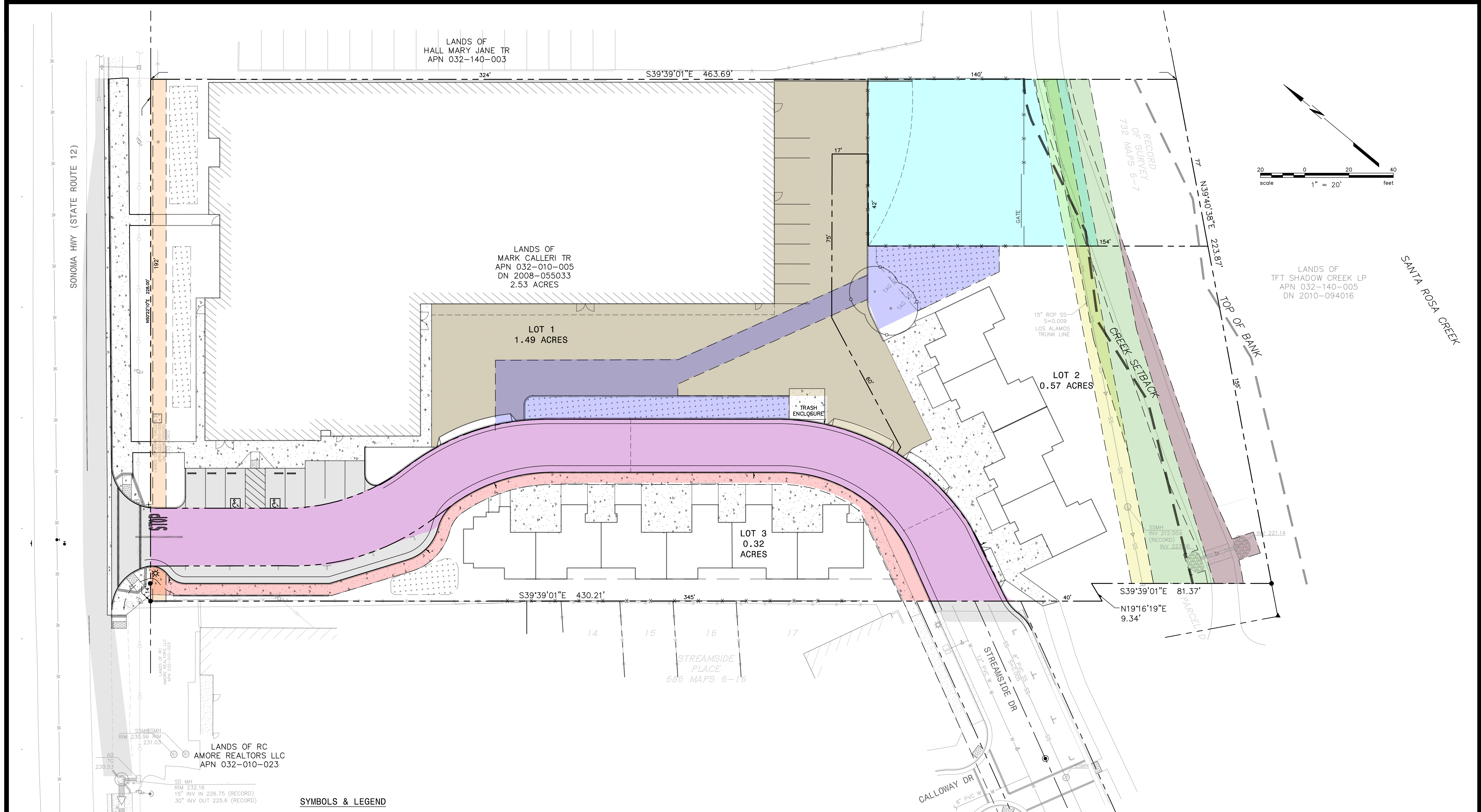
EXISTING CONDITIONS SHEET

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
JULY 2019

SHEET 2 OF 6



- SYMBOLS & LEGEND**
- NEW SIDEWALK EASEMENT
 - NEW PUBLIC UTILITY AND ACCESS EASEMENT
 - NEW PRIVATE DRAINAGE EASEMENT IN FEE TITLE
 - NEW FEE TITLE RIGHT OF WAY DEDICATION FOR PUBLIC STREET EXTENSION
 - NEW PUBLIC UTILITY EASEMENT
 - NEW WELL EASEMENT
 - NEW SEWER EASEMENT
 - EXISTING SEWER EASEMENT
 - EXISTING PUBLIC MULTI-USE PATH EASEMENT

TENTATIVE PARCEL MAP FOR RECESS STORAGE

BOUNDARY 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

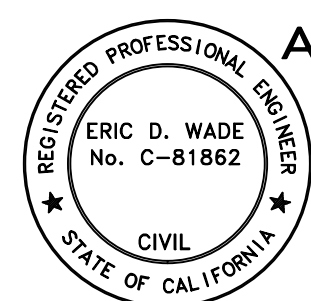
APN 032-010-005

2.68± ACRES

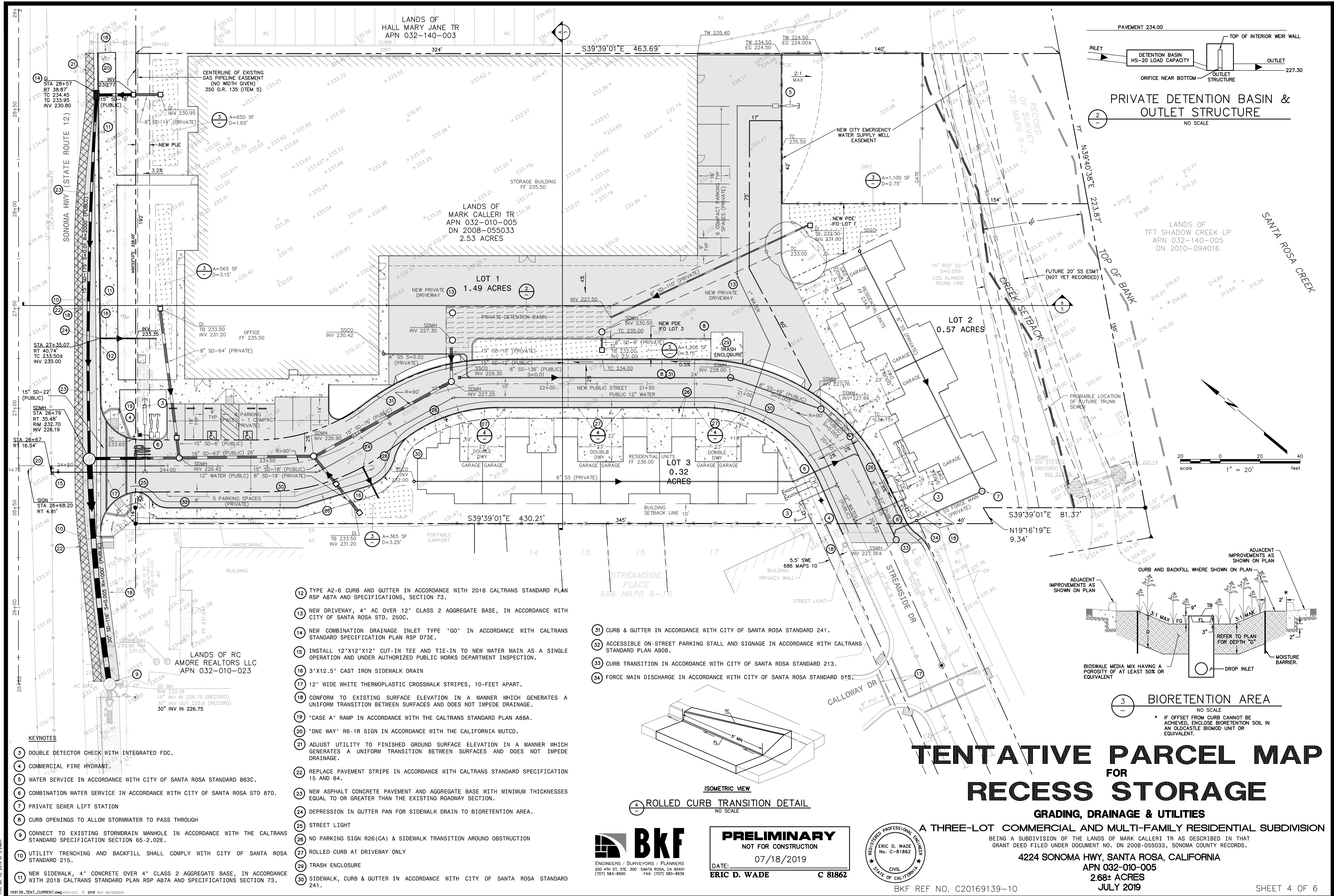
JULY 2019

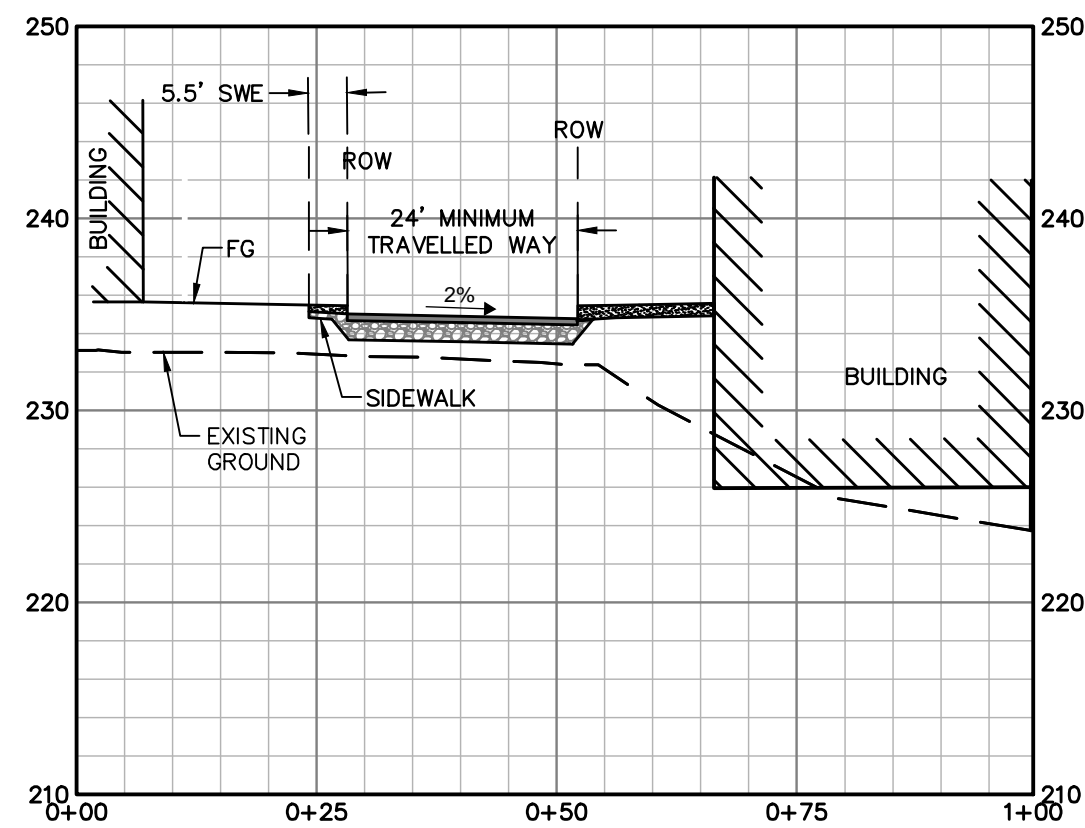


PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/11/2019
ERIC D. WADE
C 81862



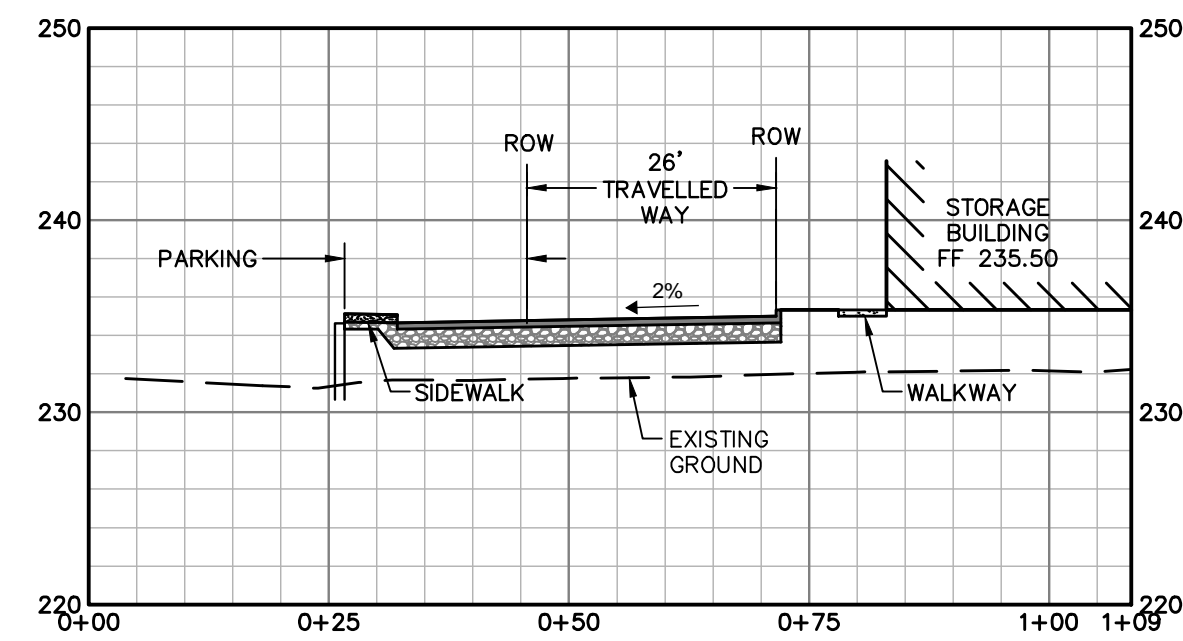
BKF REF NO. C20169139-10





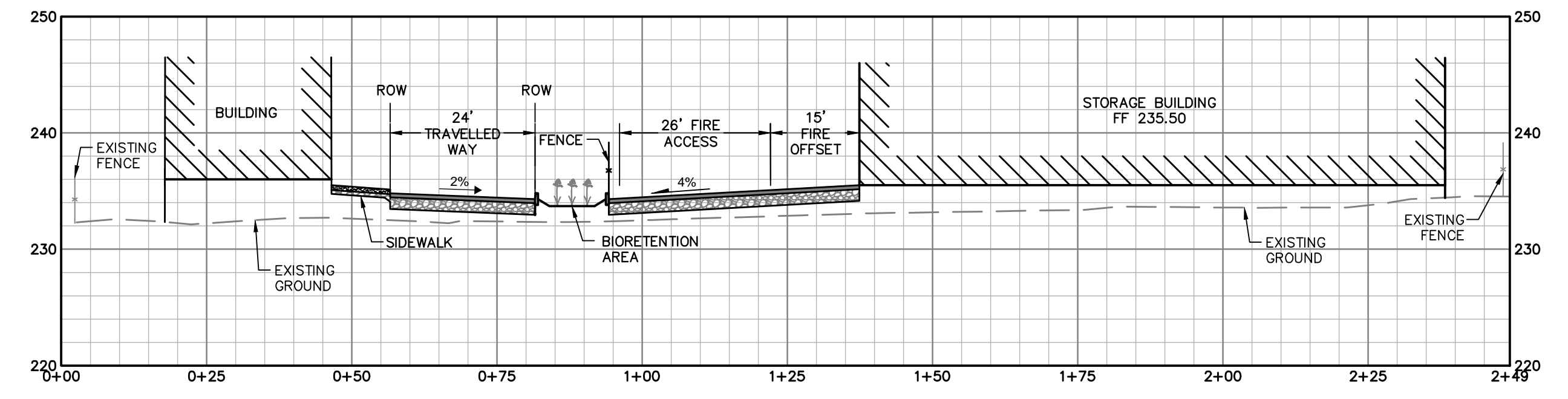
TYPICAL PUBLIC STREET SECTION
STATION 20+50 TO 23+00

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



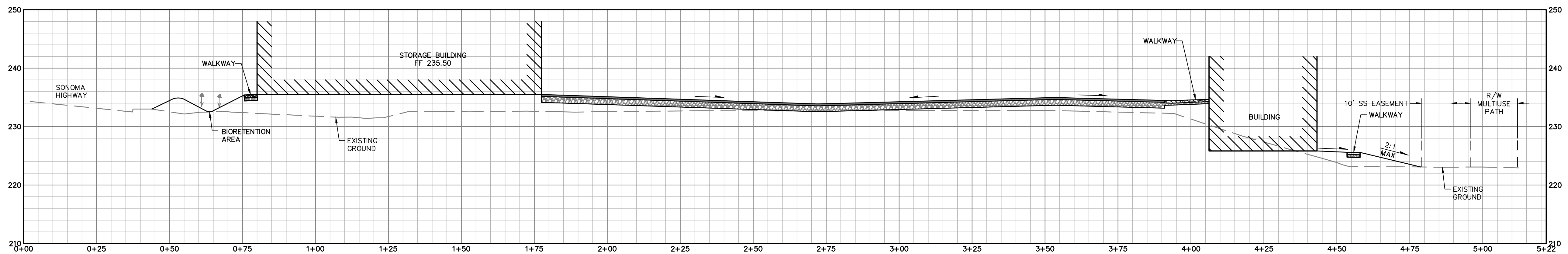
TYPICAL PUBLIC STREET SECTION
STATION 23+00 TO 24+00

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



SECTION A

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



SECTION B

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

TENTATIVE PARCEL MAP FOR RECESS STORAGE

CROSS SECTIONS SHEET

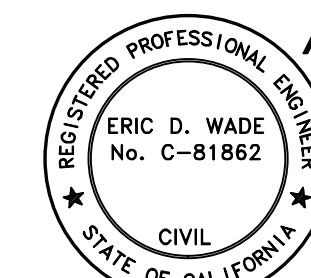
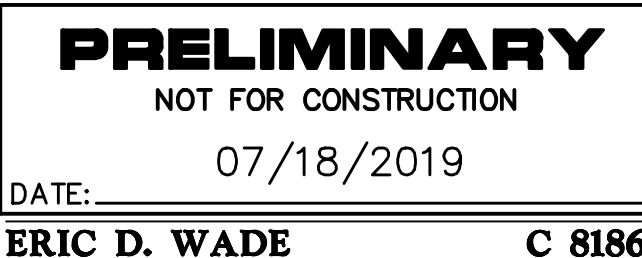
A THREE-LOT COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SUBDIVISION

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
JULY 2019



BKF REF NO. C20169139-10

SHEET 5 OF 6



LANDS OF
TFT SHADOW CREEK LP
APN 032-140-005
DN 2010-094016

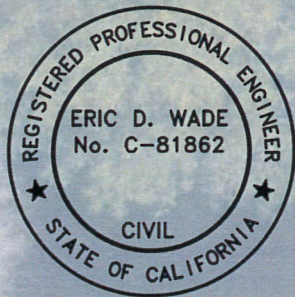
SANTA ROSA CREEK

CREEK SETBACK

TOP OF BANK

04/17/2019

Eric D. Wade
ERIC D. WADE C 81862

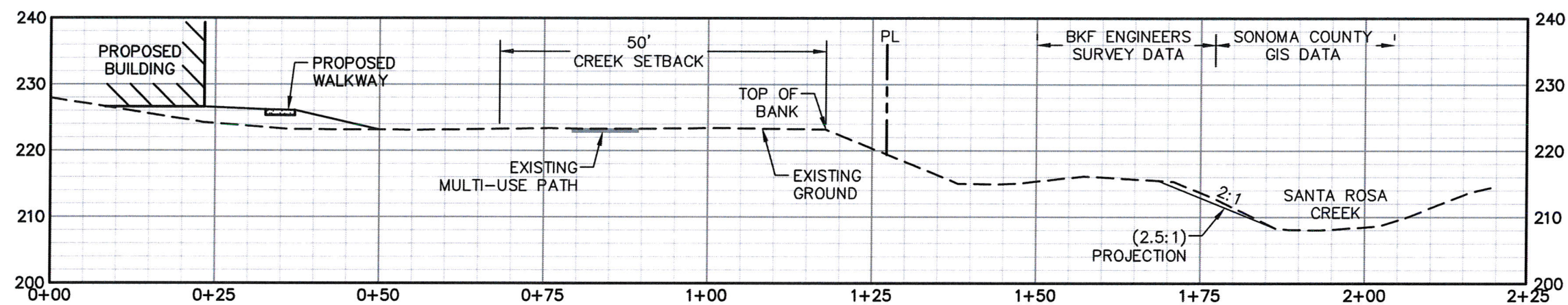


CREEK SETBACK EXHIBIT

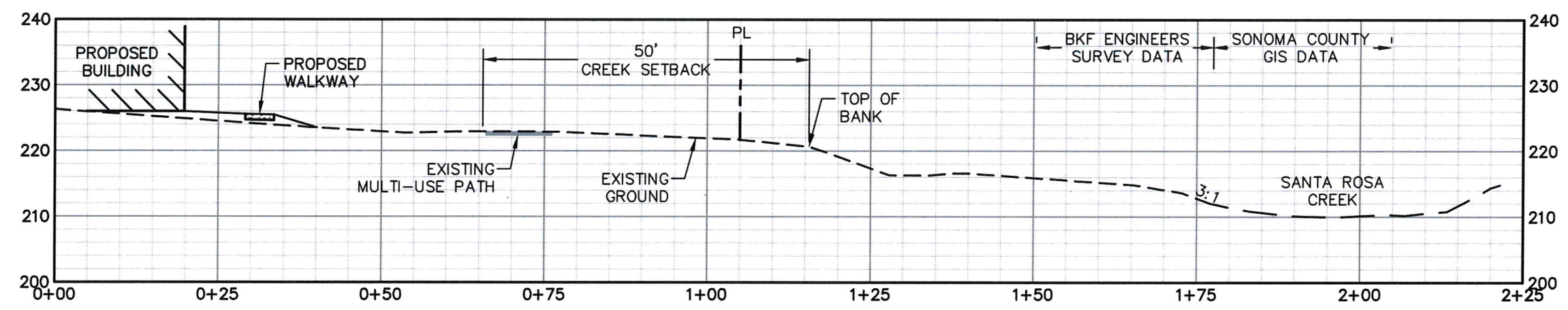
4224 HWY 12
CITY OF SANTA ROSA, CALIFORNIA
APRIL 2019



Plot Apr 17, 2019 at 9:45am



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



SECTION 2
 H: 1"=20'
 V: 1"=20'

CREEK SETBACK SECTIONS
 4224 HWY 12
 CITY OF SANTA ROSA, CALIFORNIA
 APRIL 2019
 PREPARED BY



Plot Jul 15, 2019 at 3:33pm

