

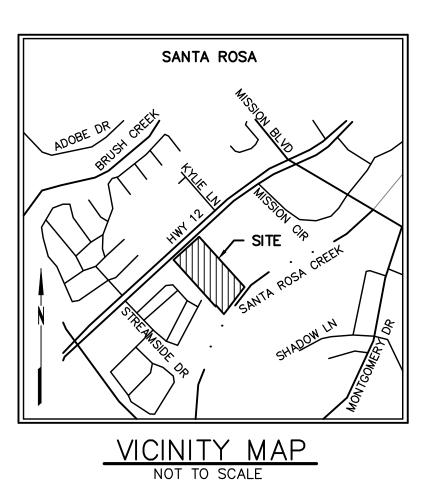
BE IN TANDEM WITH SPACES

FOR THE UNIT

TOTAL PARKING SPACES

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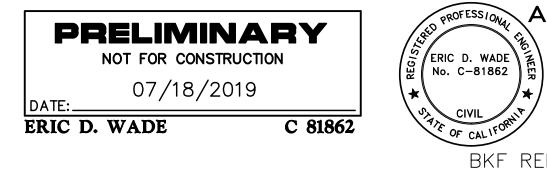
INVERT-BOTTOM INSIDE OF PIPE



INDEX OF DRAWINGS

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





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 PRA GROUP, INC. ENGINEER: 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.

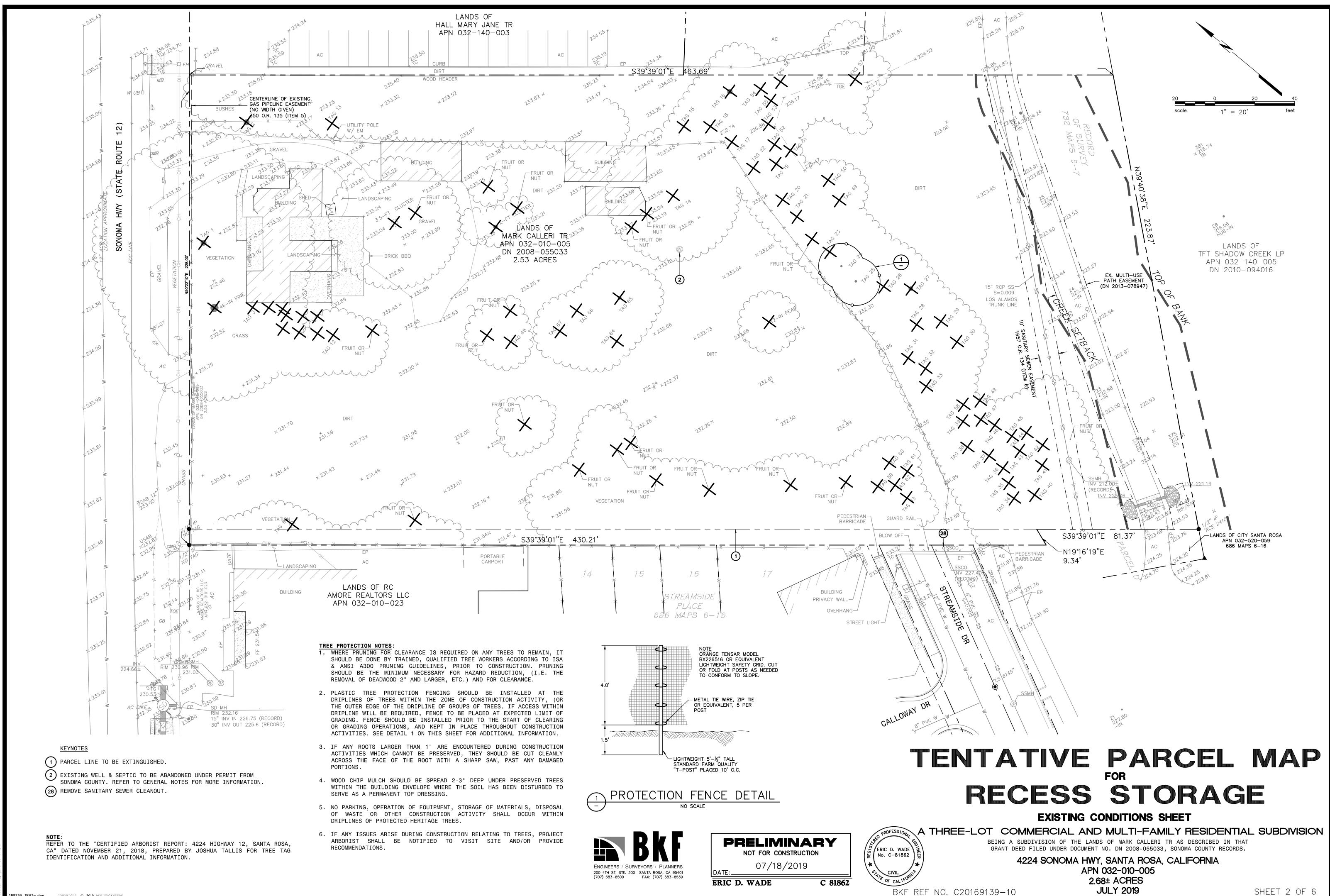
FIELD SURVEY DATE: AUGUST 23, 2017 BY BKF ENGINEERS.

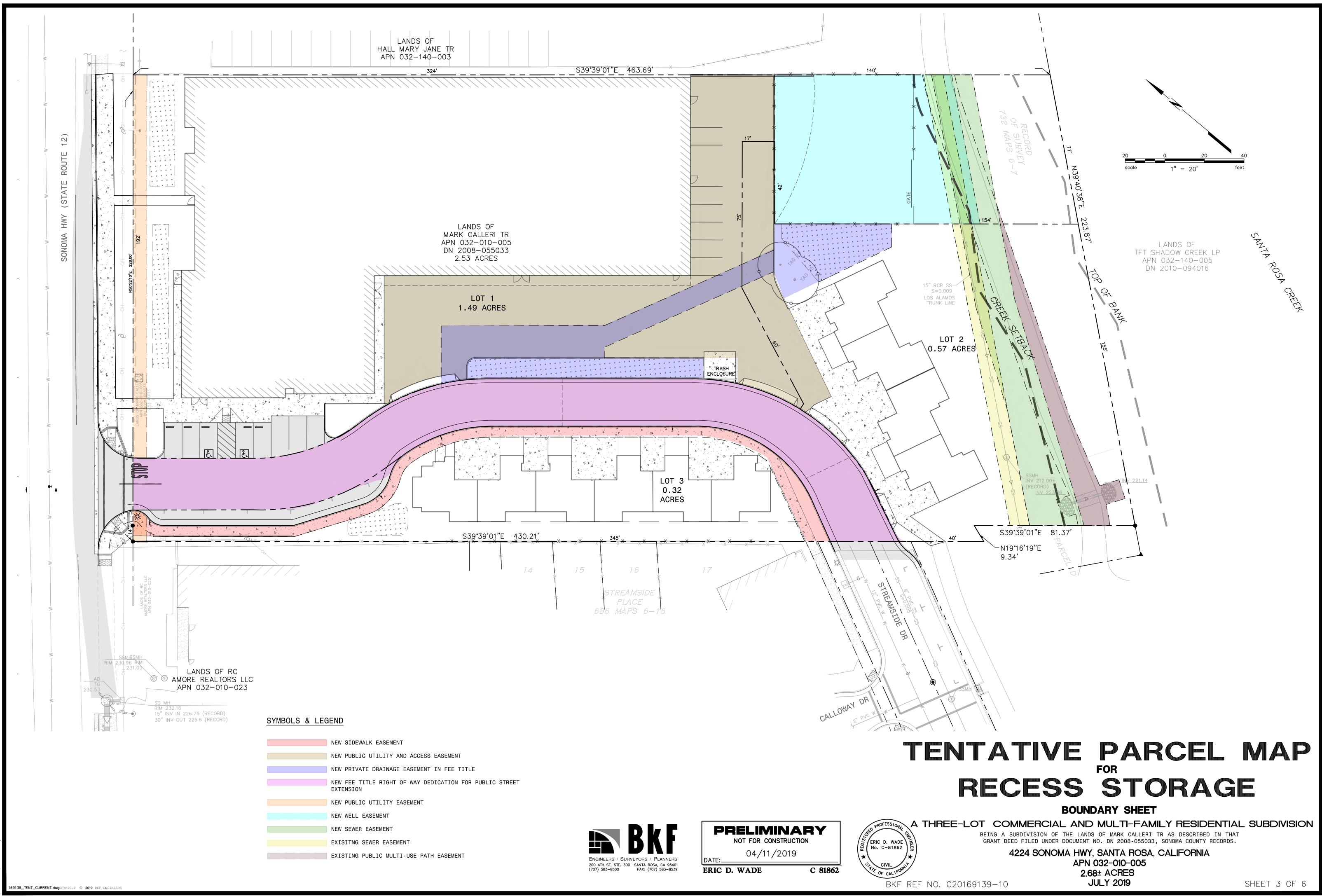
TENTATIVE PARCEL MAP **RECESS STORAGE COVER SHEET**

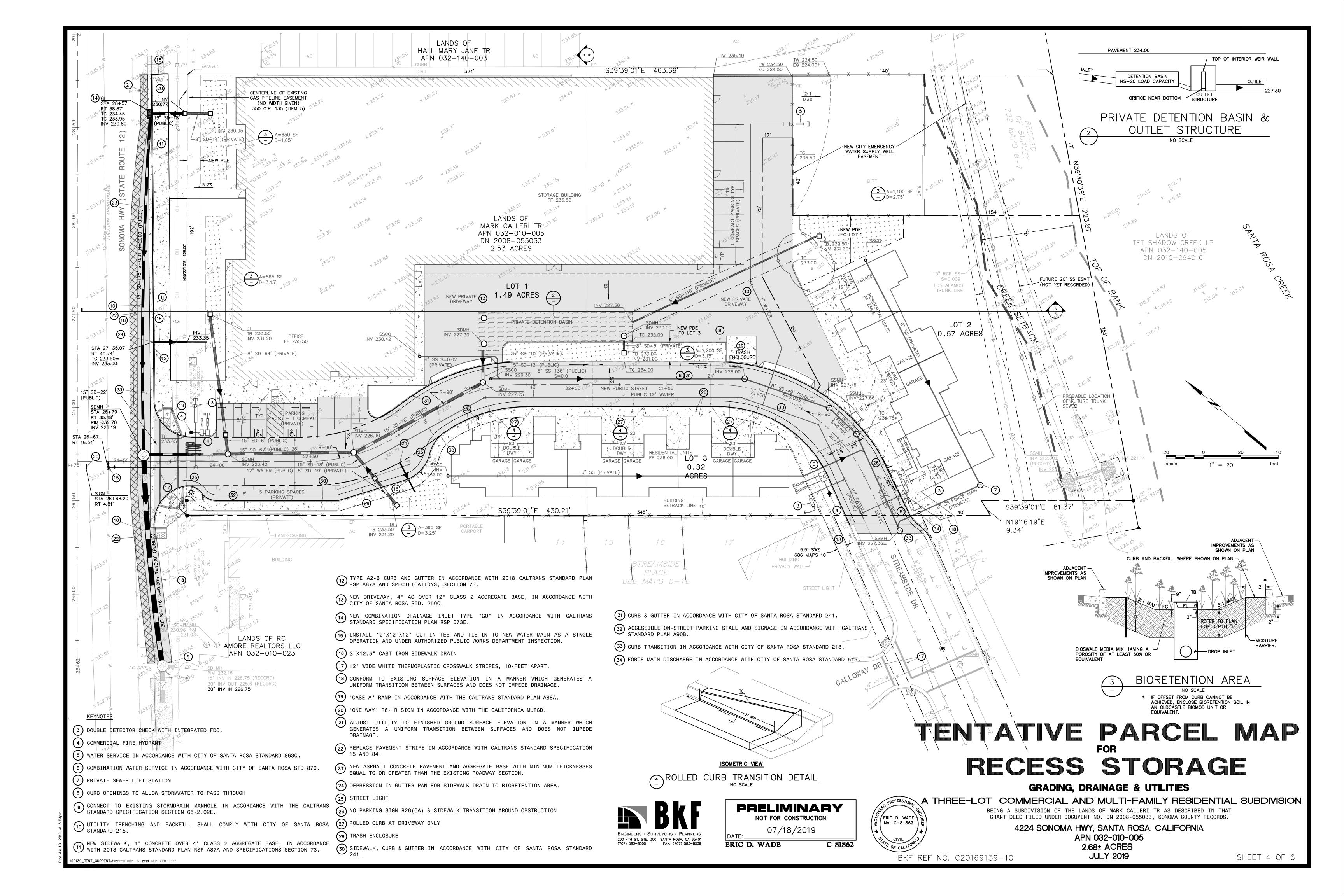
A THREE-LOT COMMERCIAL AND MULTI-FAMILY RESIDENTIAL SUBDIVISION BEING A SUBDIVISION OF THE LANDS OF MARK CALLERI TR AS DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. DN 2008-055033, SONOMA COUNTY RECORDS.

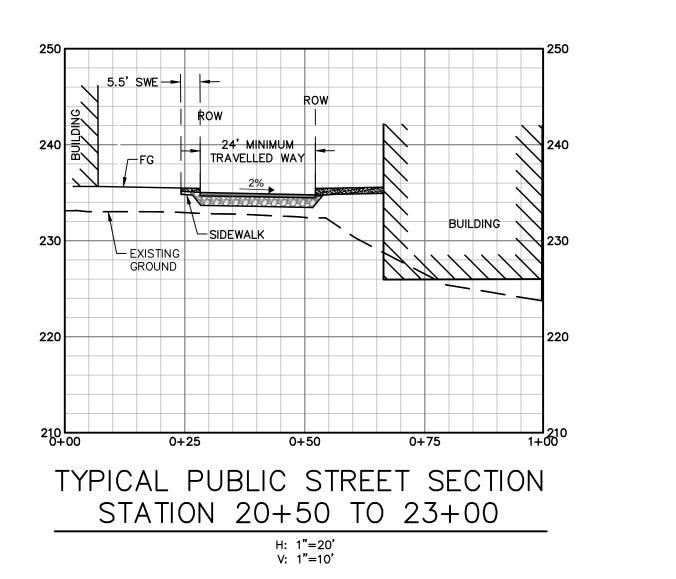
4224 SONOMA HWY, SANTA ROSA, CALIFORNIA

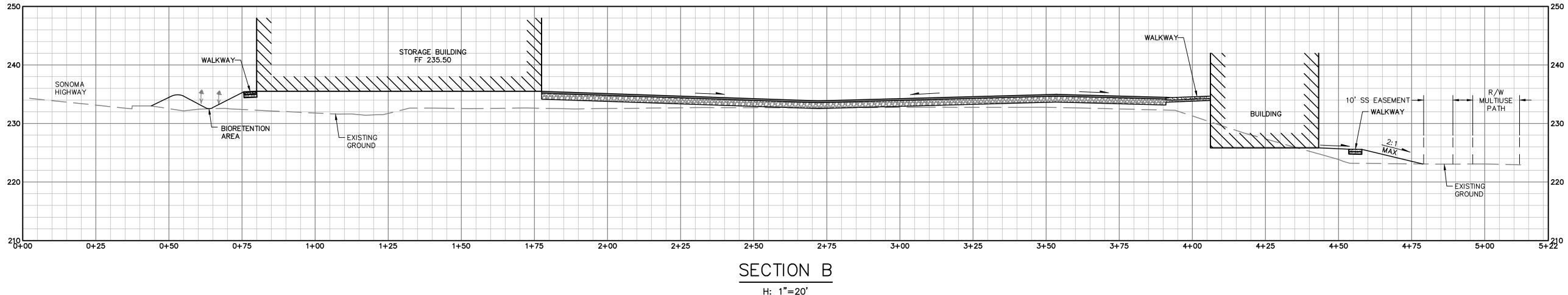
APN 032-010-005 2.68± ACRES **JULY 2019**



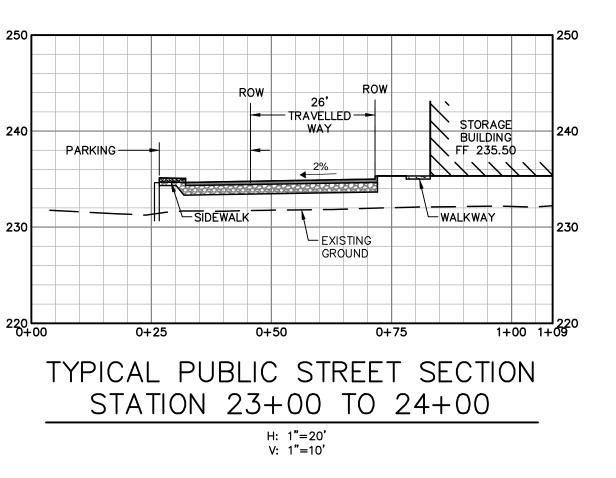


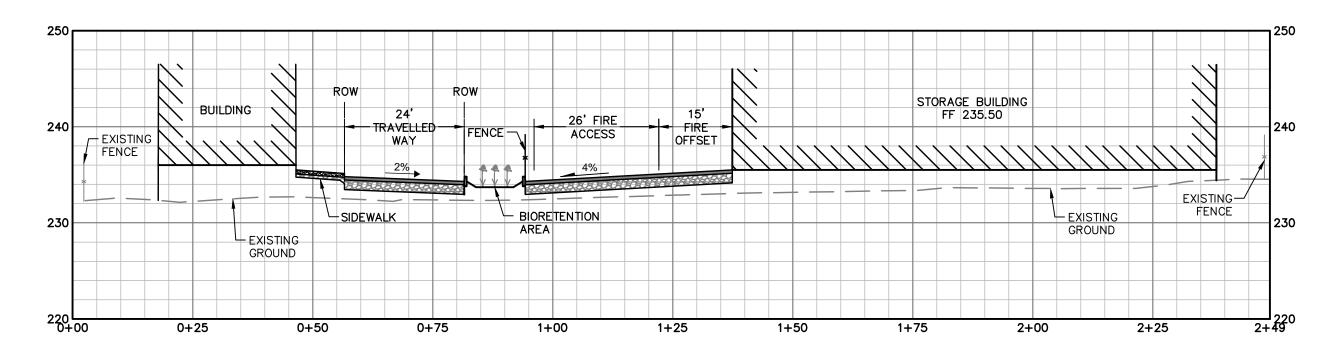






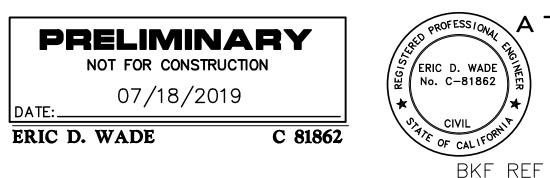
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H: 1"=20' V: 1"=10'





SECTION A

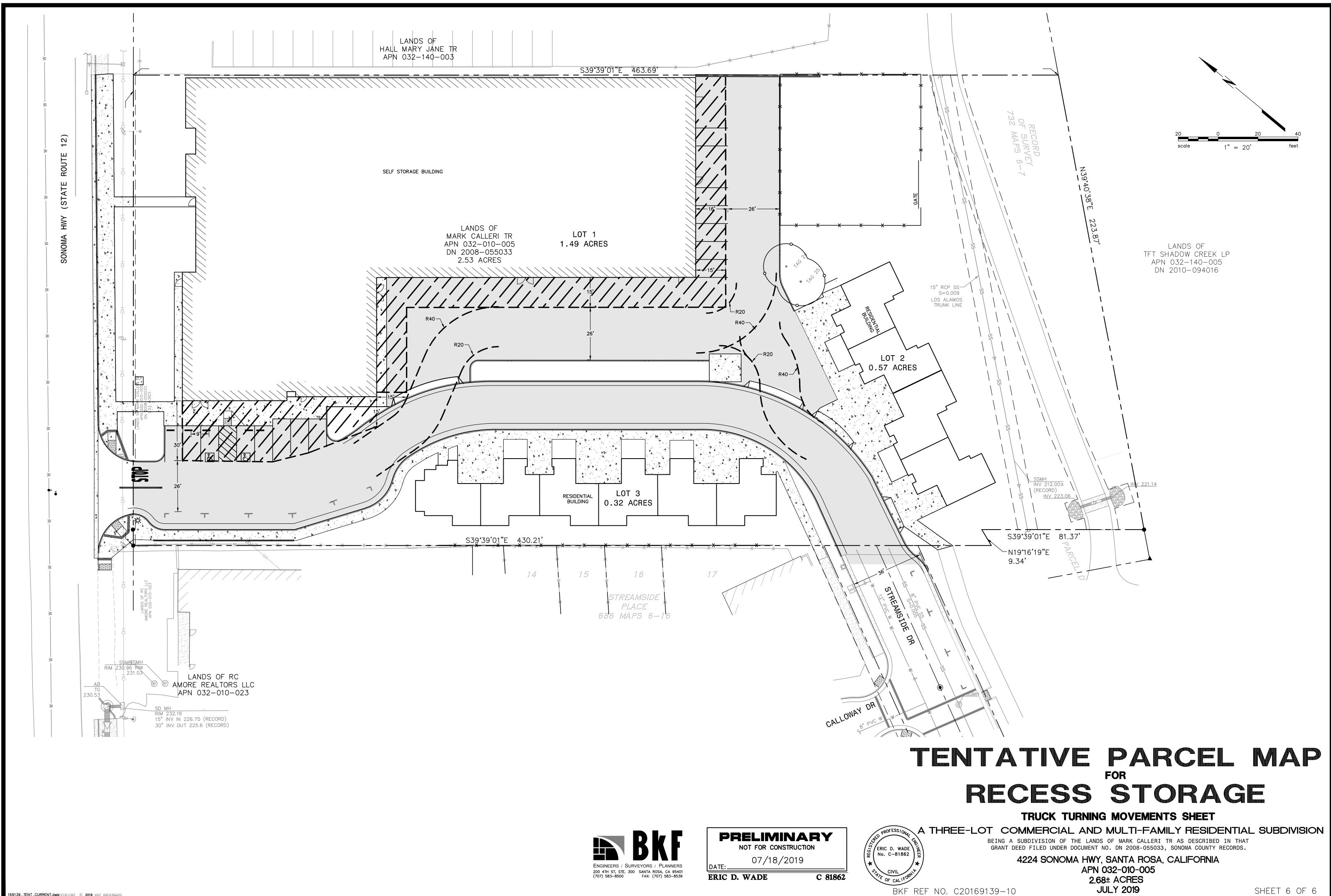
H: 1"=20' V: 1"=10'



4224 SONOMA HWY, SANTA ROSA, CALIFORNIA APN 032-010-005

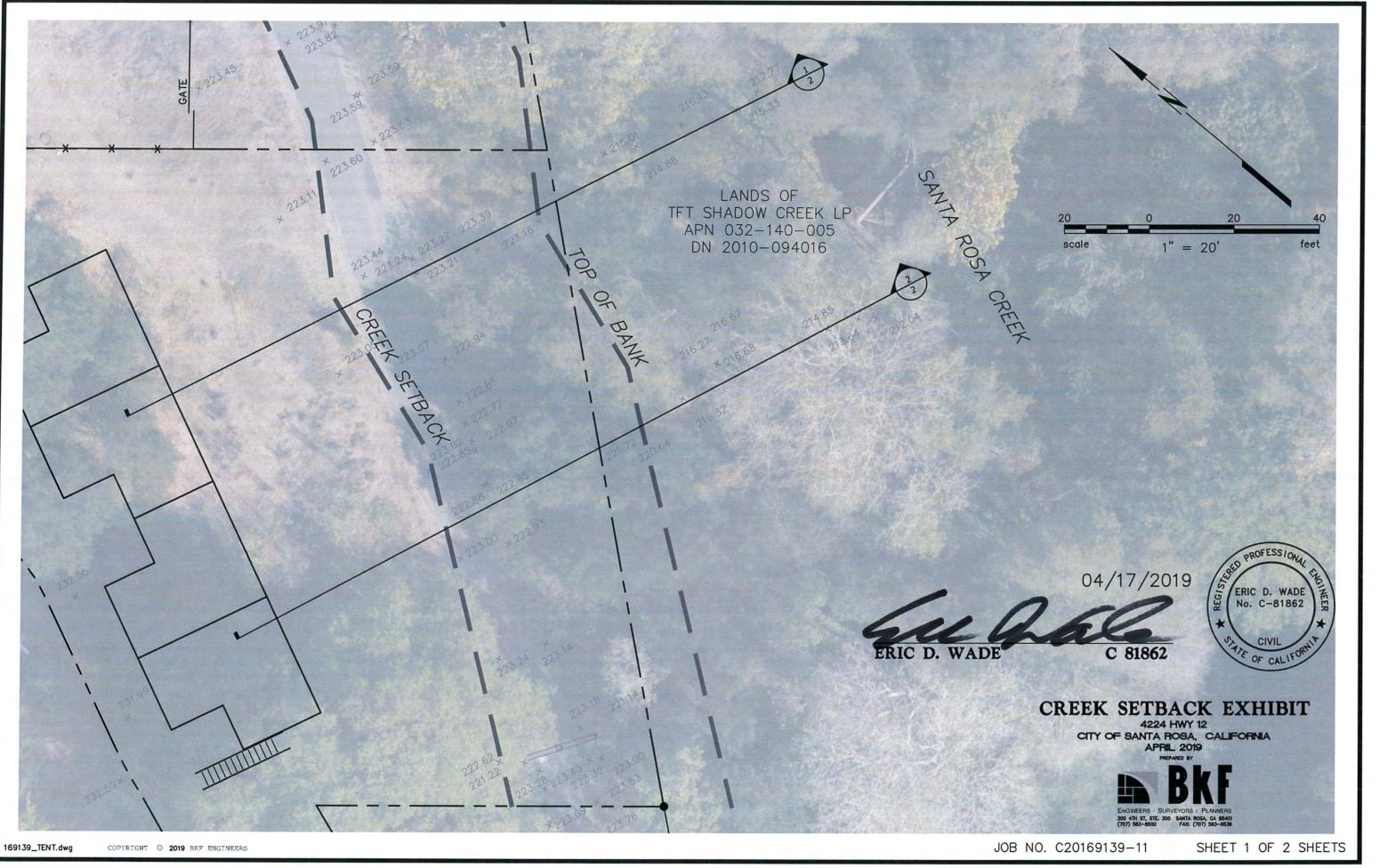
2.68± ACRES JULY 2019

SHEET 5 OF 6



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SHEET 6 OF 6

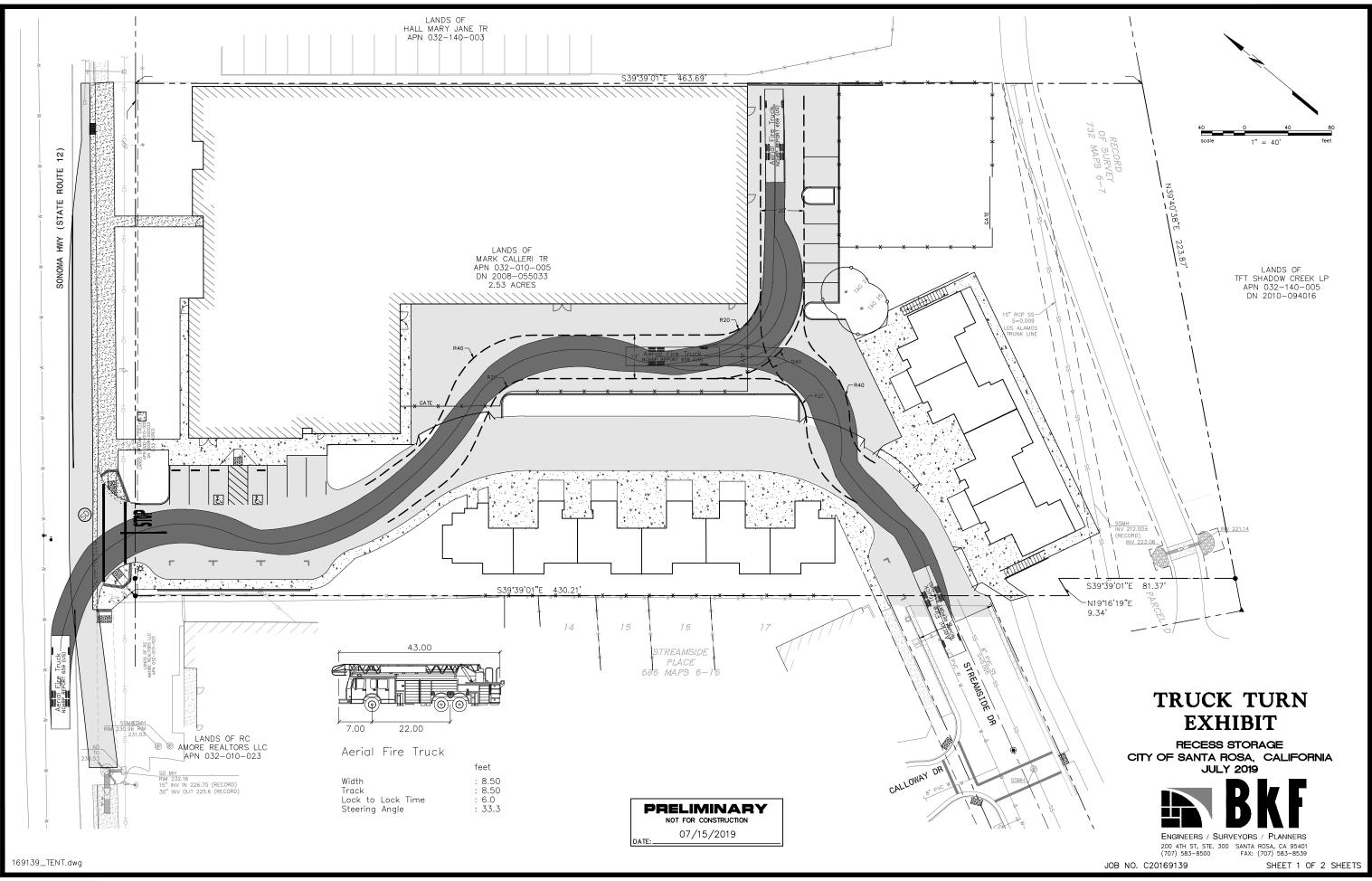


6

2019 at

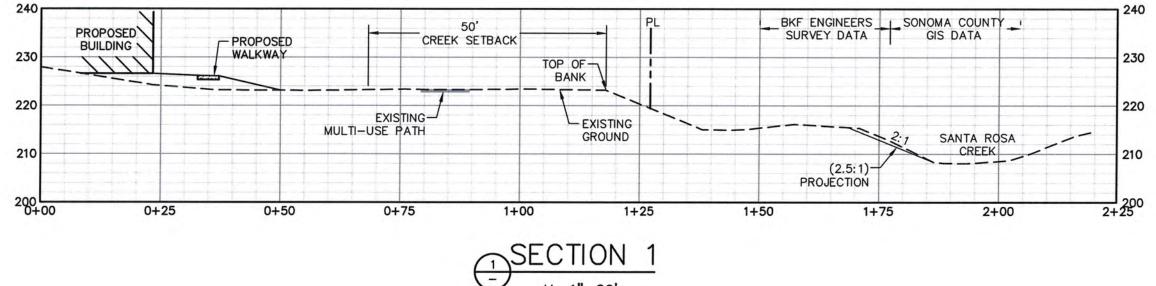
17,

Apr Plot

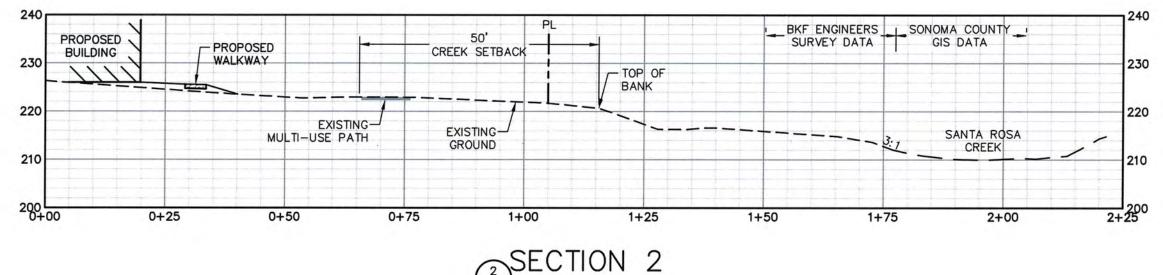


2019 at 3:31pm ٦ſ lot

15,

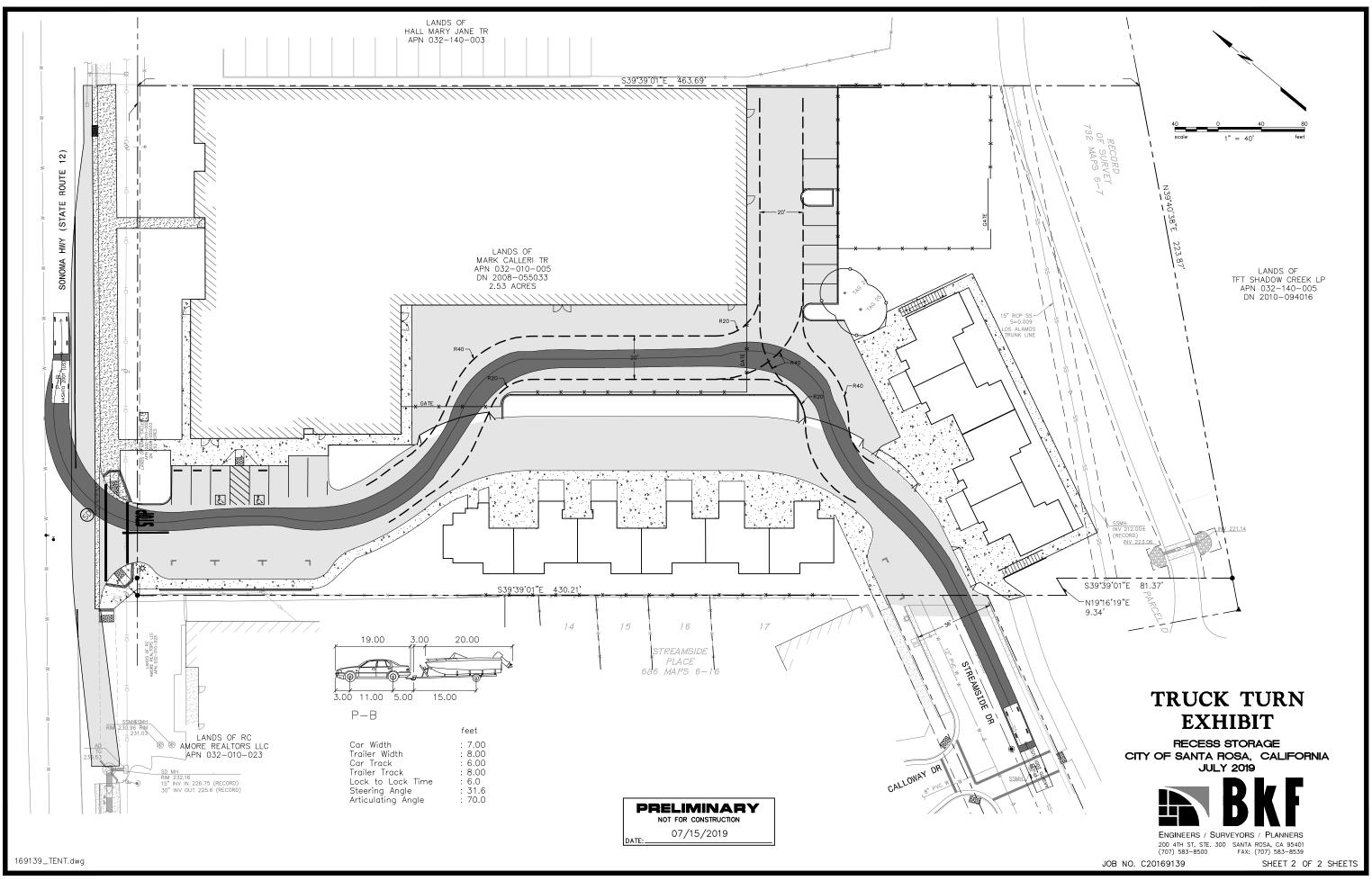


H: 1"=20' V: 1"=20'



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





Plot Jul 15, 2019 at 3:33pr