

VEGETATION MANAGEMENT AND
MAINTENANCE REPORT

SCOPE OF WORK:
VEGETATION WITHIN THE REQUIRED DEFENSIBLE SPACE ZONES SHALL BE MODIFIED TO PREVENT THE RAPID TRANSMISSION OF FIRE FROM THE WILDLAND TO THE STRUCTURE(S), OR FROM THE STRUCTURE(S) TO THE WILDLAND AS FOLLOWS:

ZONE I. 0-10 FOOT DEFENSIBLE SPACE ZONE:

- A. WELL IRRIGATED ORNAMENTAL LANDSCAPING WITHIN 10' OF THE STRUCTURES REDUCES THE OPPORTUNITY FOR FLAME AND HEAT FROM FLAMMABLE VEGETATION ADJACENT TO THE BUILDING TO IGNITE SIDING, OVERHANGS, HEAT TRAPPING AREAS, AND OTHER STRUCTURAL FEATURES.
- B. ALL DECKS, BALCONIES, AND OVERHANGS WILL BE KEPT FREE OF ALL NATIVE VEGETATION UNDER AND WITHIN A MINIMUM OF TEN FEET OF THE STRUCTURE. NO STORAGE OF ANY KIND WILL BE PERMITTED UNDER ANY DECK OR OVERHANG.

ZONE II. 10-30 FOOT DEFENSIBLE SPACE ZONE:

- A. ORNAMENTAL AND NATIVE DROUGHT TOLERANT LANDSCAPING, COMPOSED OF FIRE RESISTANT, WELL IRRIGATED, AND PROPERLY SPACED PLANTS TO PREVENT THE RAPID TRANSMISSION OF FIRE WILL BE PLANTED AND/OR RETAINED.
- B. ALL NATIVE PLANTS AND BRUSH WILL BE AGGRESSIVELY THINNED, DEADWOOD REMOVED AND SEPARATED SO THAT THE CROWN OF EACH PLANT IS SEPARATED FROM THAT OF THE ADJACENT PLANT BY AT LEAST TWO TIMES THE HEIGHT. LADDER FUELS WILL BE REMOVED AND THE CHAIN OF PLANT-TO-PLANT CONTINUITY BROKEN.
- C. CONTINUOUS TREE CANOPY:
EXISTING OAK GROVES WITH CONTINUOUS TREE CANOPIES, AS INDICATED ON PLAN, TO BE RETAINED. REMOVE ALL SURFACE FUELS GREATER THAN 4" IN HEIGHT. SINGLE SPECIMENS OF, NON-IRRIGATED, SHRUBS AND VEGETATION MAY REMAIN WITH PROPER SEPARATION. REMOVE ALL LOWER LIMBS TO 6' HEIGHT. IN AREAS WITH SLOPES GREATER THAN 20% LIMBS SHALL BE REMOVED TO 10' HEIGHT. SMALLER TREES SHALL HAVE 1/3 OF LOWER LIMBS REMOVED.
- D. NATIVE OR ANNUAL GRASS SHALL BE CUT TO 3" IN HEIGHT, MULCHED, AND MAINTAINED THROUGHOUT THE SUMMER FIRE SEASON.
- E. AREAS DISTURBED FROM CONSTRUCTION TO BE MULCHED AND SEEDED WITH SHORT NATIVE GRASSES AND PERENNIALS, PER LANDSCAPE PLAN SPECIFICATIONS.

ZONE III. 30-50 FOOT DEFENSIBLE SPACE ZONE:

- A. SEPARATED TREE CANOPY:
ALL TREES NOT REMOVED, WILL BE THINNED AND PROPER CROWN-TO-CROWN SEPARATION WILL BE ESTABLISHED. ALL DEADWOOD WITHIN THE CROWNS WILL BE REMOVED. TREE CROWNS WILL BE SEPARATED AND RAISED 10' ABOVE GROUND. LADDER FUELS WILL BE REMOVED. ALL CONIFER SEEDLINGS WILL BE "PULLED" AND DISCARDED. ALL CROWN SPROUTS WILL BE CUT AND DISCARDED.
- B. CONTINUOUS TREE CANOPY:
EXISTING OAK GROVES WITH CONTINUOUS TREE CANOPIES, AS INDICATED ON PLAN, TO BE RETAINED. REMOVE ALL SURFACE FUELS GREATER THAN 4" IN HEIGHT. SINGLE SPECIMENS OF, NATIVE SHRUBS AND VEGETATION MAY REMAIN WITH PROPER SEPARATION. REMOVE ALL LOWER LIMBS TO 6' HEIGHT. IN AREAS WITH SLOPES GREATER THAN 20% LIMBS SHALL BE REMOVED TO 10' HEIGHT. SMALLER TREES SHALL HAVE 1/3 OF LOWER LIMBS REMOVED.
- C. NO PYROPHYTIC VEGETATION WITHIN 10' OF THE DRIPLINE OF ANY TREE WILL BE RETAINED. ALL LADDER FUELS WILL BE REMOVED.
- D. ALL NATIVE BRUSH WILL BE SELECTIVELY THINNED FOR VOLUME REDUCTION. DEADWOOD WILL BE REMOVED AND THE CROWNS WILL BE SEPARATED BY A DISTANCE OF NO LESS THAN TWO TIMES THE HEIGHT. THE CHAIN OF PLANT-TO-PLANT CONTINUITY WILL BE BROKEN. ALL CONIFER SEEDLINGS WILL BE PULLED AND DISCARDED TO PREVENT FUTURE BUILD UP OF PYROPHYTIC TREES OR DECREASE IN CROWN-TO-CROWN SEPARATION AT MATURE SIZE.
- E. ALL CROWN SPROUTS WILL BE CUT AND REMOVED.

ZONE IV. 50-150 FOOT DEFENSIBLE SPACE ZONE:

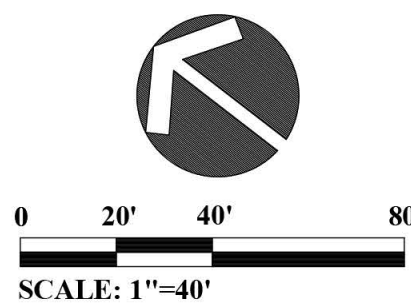
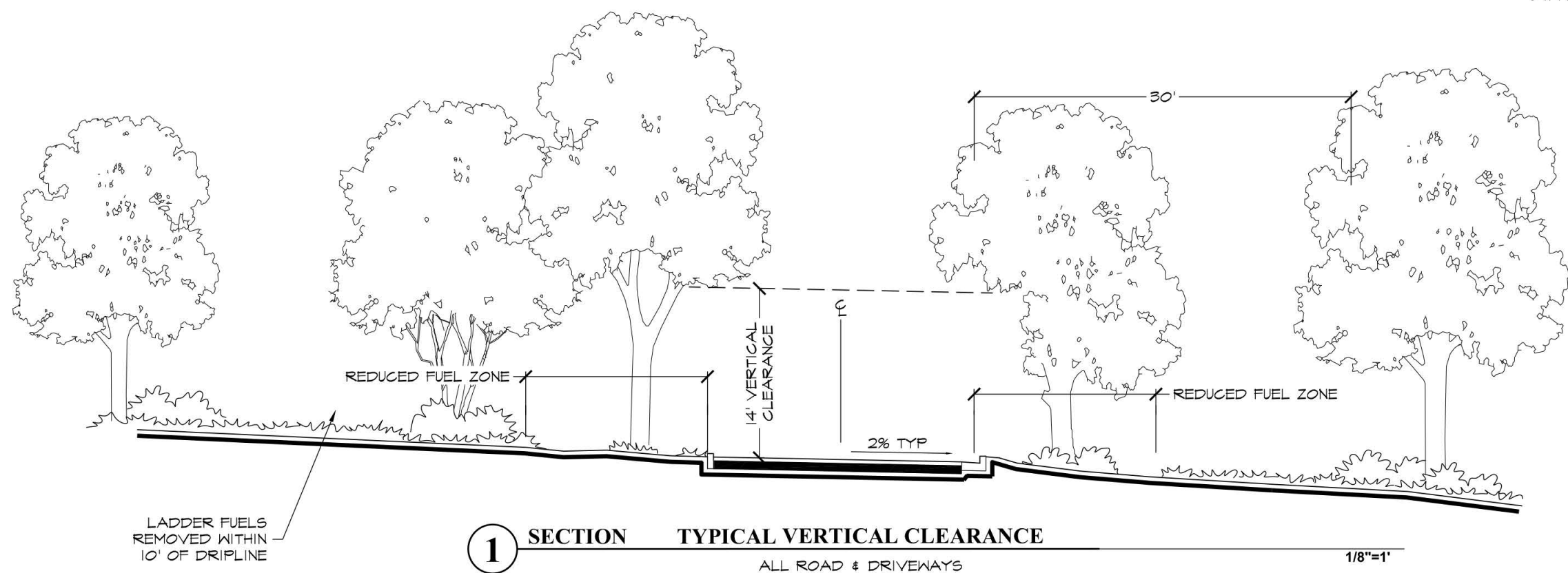
- A. WITHIN THIS ZONE, LESS AGGRESSIVE ACTION WILL BE TAKEN CONCERNING THE REDUCTION OF FIRE FUELS.
- B. GROUPINGS OF TREES INDICATED AS DEFENSIBLE SPACE WITH CONTINUOUS TREE CANOPY WILL BE RETAINED. ALL OTHER TREES AND GROUPS OF TREES NOT REMOVED WILL HAVE CROWN SEPARATION AND CROWNS RAISED 6' ABOVE GROUND. ALL DEAD WILL BE WOOD REMOVED. LADDER FUELS WILL BE REMOVED WITHIN TEN FEET OF THE DRIPLINE OF EACH TREE OR GROUP OF TREES. ALL CONIFER SEEDLINGS WILL BE "PULLED" AND DISCARDED. ALL CROWN SPROUTS WILL BE CUT AND DISCARDED.
- C. THE VOLUME OF BRUSH WILL BE REDUCED. SEVERAL "BRUSH ISLANDS" NOT TO EXCEED 20 FEET IN DIAMETER WILL BE ESTABLISHED. EACH BRUSH ISLAND WILL BE SEPARATED BY A DISTANCE OF NOT LESS THAN TWO TIMES THE HEIGHT OF THE TALLEST BRUSH WITHIN EACH ISLAND. NATIVE GRASS WILL BE ENCOURAGED BETWEEN BRUSH ISLANDS AND WILL BE MOVED TO 6" OR LESS DURING THE SUMMER FIRE SEASON.

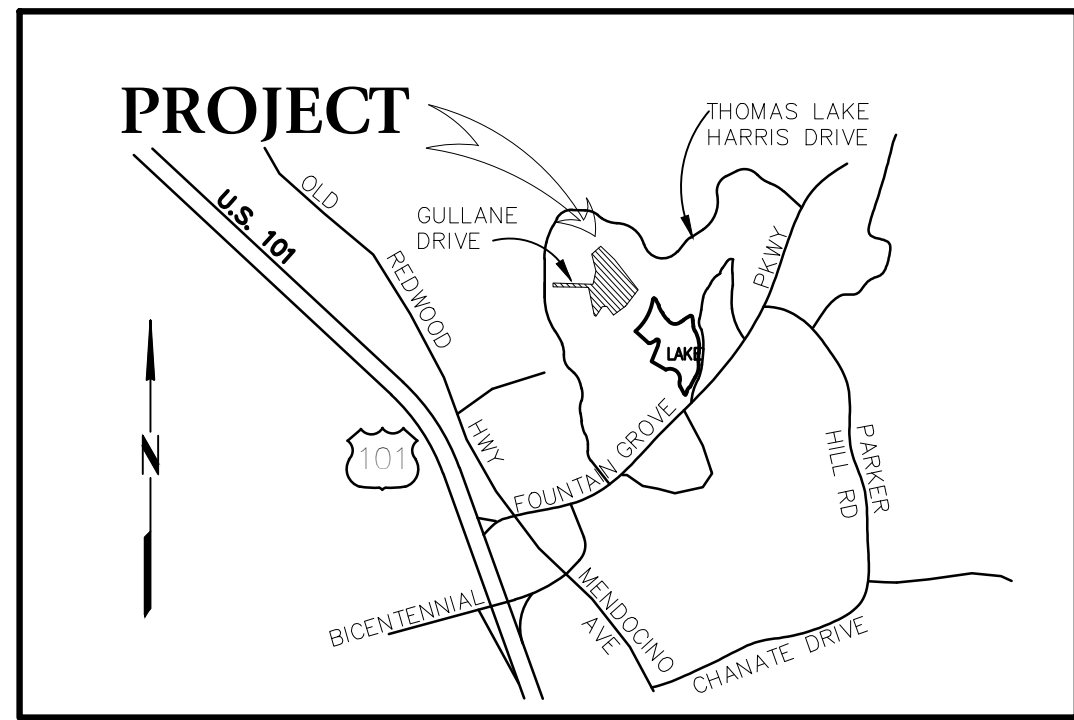
ROADS & DRIVEWAYS

THE VEGETATION ALONG THE DRIVEWAY WILL BE MAINTAINED TO 10' ON EACH SIDE OF THE USABLE ROAD SURFACE, IN ORDER TO CREATE REDUCED FUEL ZONES, AND 14" IN HEIGHT TO ACCOMMODATE LARGE EMERGENCY VEHICLES AND PROVIDE SAFE INGRESS OR EGRESS SHOULD THE NEED ARISE. SEE SECTION A BELOW.

ANNUAL MAINTENANCE:

- A. ANNUAL MAINTENANCE WILL BE CONDUCTED PRIOR TO JUNE 15TH EVERY YEAR TO A LEVEL AS ILLUSTRATED & DESCRIBED WITHIN THESE PLANS. THE AGREEMENT TO PERFORM ANNUAL MAINTENANCE SHALL BE PROVIDED BY THE OWNER.
- B. WRITTEN CERTIFICATION OF COMPLETION, BY THE PERSON DESIGNATED BY THE OWNER OR THE CONTRACTOR, SHALL BE SUBMITTED, IN WRITING, TO THE FIRE MARSHAL NO LATER THAN JULY 1st, OF EACH YEAR.
- C. THE FOLLOWING REQUIRED FIRE SAFETY PRECAUTIONS & MAINTENANCE WILL ALSO BE PROVIDED:
1. REMOVE ANY PORTION OF ANY TREE THAT EXTENDS WITHIN TEN FEET OF THE OUTLET OF ANY CHIMNEY OR STOVEPIPE.
 2. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING ANY BUILDING FREE OF DEAD OR DYING WOOD.
 3. MAINTAIN ROOFS FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.
 4. PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN (1/2 INCH MESH) OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE.
 5. REMOVE ANY PORTION OF ANY TREE SO THAT 14 FEET ABOVE ANY ROAD, DRIVEWAY OR TURNAROUND REMAINS CLEAR FOR EMERGENCY VEHICLE ACCESS.
 6. PRUNE TREES 10' FROM THE GROUND AS DESCRIBED.
 7. KEEP TREES AND SHRUBS PRUNED, CROWNS THINNED, AND DEAD WOOD REMOVED AS INDICATED.
 8. MOW GRASS AREAS TO HEIGHTS SPECIFIED AND MAINTAIN THROUGHOUT THE SUMMER FIRE SEASON.
 9. FIRE RESISTANT LANDSCAPE MULCH SHALL BE REPLISHED, SEE LANDSCAPE PLAN SPECIFICATION.





LOCATION MAP
NOT TO SCALE

NOTES

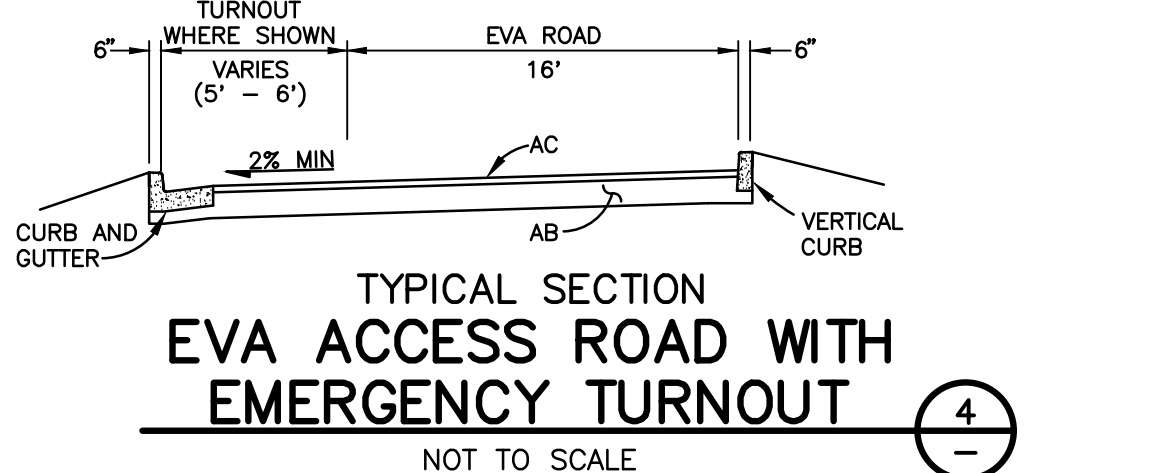
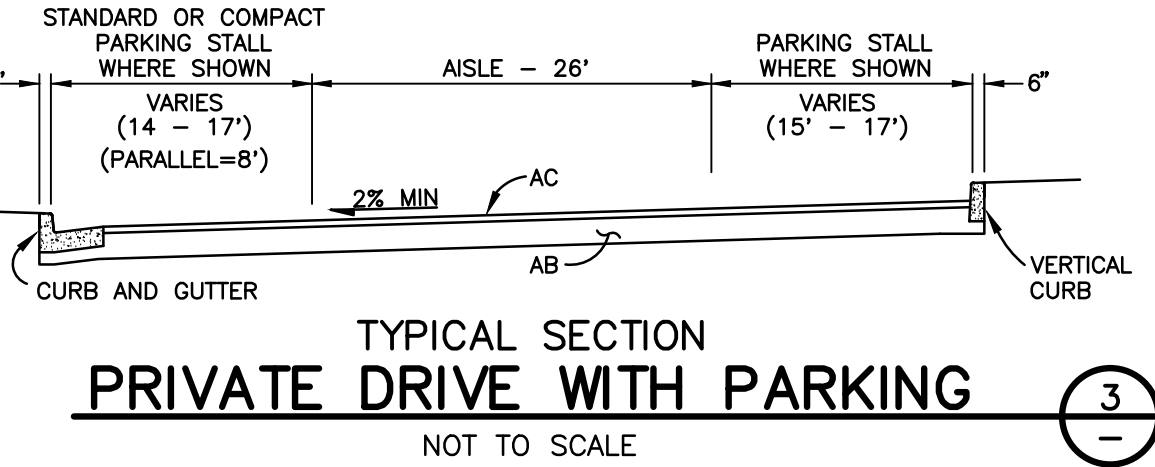
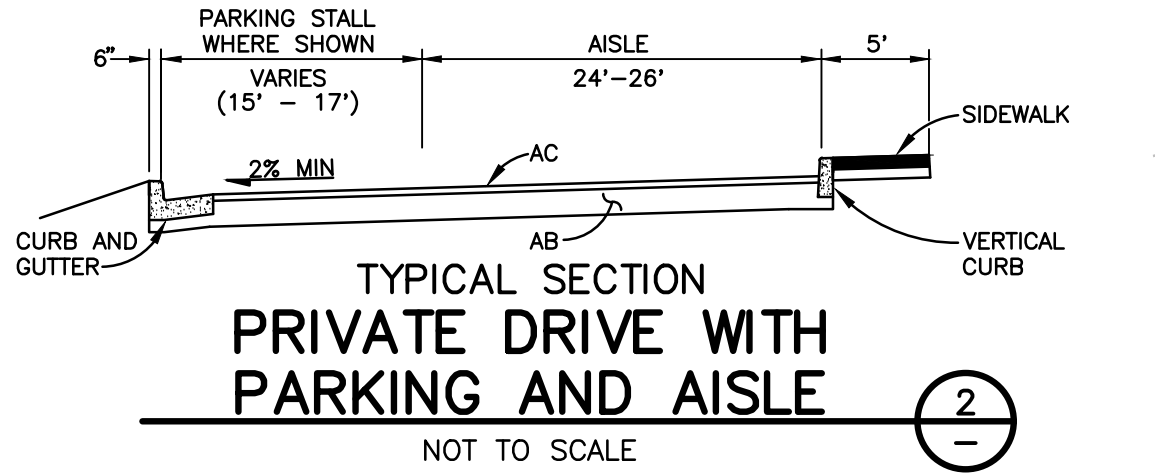
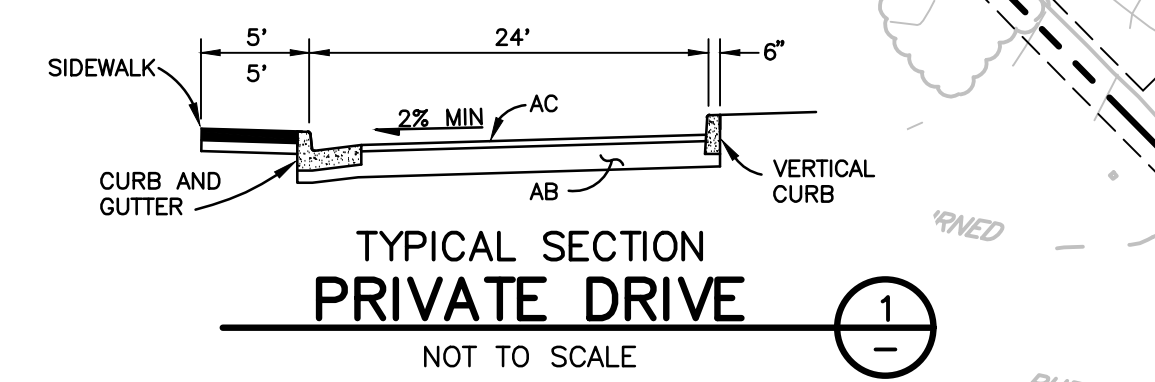
- JOINT TRENCH EXISTS ALONG THOMAS LAKE HARRIS DRIVE. PROJECT WILL BE SERVED FROM THOSE EXISTING DRY UTILITY LINES AT SERVICE POINTS TO BE DETERMINED BY P.G.&E.
- MATERIALS FOR PROPOSED UTILITIES SHALL CONFORM TO THE CITY OF SANTA ROSA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST ADDITION, AND THE CURRENT CALIFORNIA PLUMBING CODE.
- ALL STREETS WITHIN THE PROJECT ARE PRIVATE.
- ALL SEWER AND STORM DRAINS WITHIN THE PROJECT ARE PRIVATE.
- ALL WATER WITHIN THE SITE IS PUBLIC.
- SITE IS IN A HIGH FIRE SEVERITY AREA.
- ALL TREES ON THE SITE SHALL BE SAVED, UNLESS SPECIFICALLY SHOWN TO BE REMOVED (X). SEE TREE PRESERVATION PLAN, SHEET C5.
- NO AREAS ON THE SITE ARE SUBJECT TO INUNDATION.
- SITE SOILS ON THIS PROJECT APPEAR TO BE SUITABLE FOR THE INTENDED USE. A SOILS REPORT DATED SEPTEMBER 21, 2016, TITLED "REPORT, GEOTECHNICAL INVESTIGATION, EMERALD ISLE, SANTA ROSA, CALIFORNIA", WAS PREPARED BY REESE & ASSOCIATES, CONSULTING GEOTECHNICAL ENGINEERS.
- BENCHMARK = CITY OF SANTA ROSA C279; FOUNTAIN GROVE PARKWAY, 93 FEET WEST OF THE EASTERLY ENTRANCE TO AGILENT TECHNOLOGIES; CITY DISK IN WELL MONUMENT OF CENTERLINE FOUNTAIN GROVE PARKWAY, AT A POINT OF COMPOUND CURVATURE (COORDINATE MONUMENT G466) 5/90. ELEVATION 538.272.

ABBREVIATIONS

AC	ACRE
BL	BLOWOFF
BW	BOTTOM OF WALL
CCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DN	DOCUMENT NUMBER
ESMT	EASEMENT
EX	EXISTING
F	FIRE LINE
FG	FINISHED GRADE
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GAR	GARAGE
GB	GRADE BREAK
INV	INVERT
MIN	MINIMUM
OH	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
L	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PVT	PRIVATE
RD	ROOF DRAIN
RBPB	REDUCED PRESSURE BACKFLOW PREVENTOR
SD	STORM DRAIN
SDBC	STORM DRAIN CATCH BASIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TB	TOP OF BOX
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
W	WATER

LEGEND

LINES	
BOUNDARY	---
PARCEL	---
CENTER	---
EASEMENT/SETBACK LINE	---
STRUCTURE SETBACK LINE	---
UTILITY LINES	
STORM DRAIN	---
WATER	---
SEWER	---
TOPOGRAPHY	
WATER VALVE	---
BLOWOFF	---
FIRE HYDRANT	---
GAS METER	---
STORM DRAIN MANHOLE	---
STORM DRAIN CATCH BASIN	---
STORM DRAIN DROP INLET	---
STORM DRAIN CULO BASIN	---
SEWER MANHOLE	
SEWER CLEANOUT	---
JOINT POLE	---
LIGHT STANDARD	---
GUY/ANCHOR	---
CURB AND GUTTER	---
A.C. DIKE	---
FENCE	---
DITCH/SWALE	---
MONUMENT	---



PROPOSED UNITS

BUILDING	UNITS
1 THROUGH 7	80
REC CENTER	2
TOTAL	82

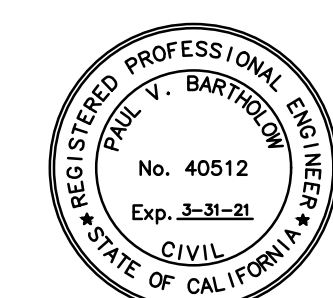
PARKING PROVIDED

PARALLEL	6
STANDARD	97
COMPACT	7
ACCESSIBLE	5
GARAGE	90
GARAGE ACCESSIBLE	5
TOTAL	210

COVERAGE SUMMARY

NATURAL OPEN SPACE	5.82 AC	48.30%
LANDSCAPED AREA	1.33 AC	10.85%
BUILDINGS	2.07 AC	16.47%
PARKING AND CIRCULATION	2.27 AC	18.06%
EXTERIOR FLATWORK	0.67 AC	5.33%
EXISTING GULLANE DRIVE AREA	0.41 AC	3.26%
TOTAL COVERAGE	12.57 AC	100.0%

ALL OPEN SPACE AREAS, LANDSCAPING, DRIVEWAYS, AND PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE EMERALD ISLE HOA.



Brelje & Race
4710 Avenida Blvd. Suite 120 Santa Rosa, CA 95403
707.535.1202
www.brelje-race.com

OWNER:
OSL SANTA ROSA PROJECTS, LLC
9240 OLD REDWOOD HWY. SUITE 200
WINDSOR, CA 95492
(707) 535-3200

SEWAGE DISPOSAL:
CITY OF SANTA ROSA
34,438 GAL/DAY ESTIMATED
TRUNK: COFFEE-HOPPER

WATER:
CITY OF SANTA ROSA

JUNE 2019

SITE PLAN

OSL SANTA ROSA PROJECTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DOCUMENT NO. 2012-6655.

PROJECT ADDRESS: GULLANE DRIVE

SCALE: 1" = 40'

SUBDIVIDER:
OAKMONT SENIOR LIVING, LLC
9240 OLD REDWOOD HWY. SUITE 200
WINDSOR, CA 95492
(707) 535-3200

APN'S
173-670-016 AND 173-670-004

ENGINEER:
BRELJE AND RACE
475 AVIATION BLVD. SUITE 120
SANTA ROSA, CA 95403
(707) 576-1322

ZONING:
PRESENT: PD
PROPOSED: PD

SEE SHEET C4

FOUNTAINGROVE GOLF
COURSE
APN 173-670-005

FOUNTAINGROVE GOLF
COURSE
APN 173-670-031

OSL SANTA ROSA
PROJECTS, LLC
APN 173-670-004

FOUNTAINGROVE GOLF
COURSE
APN 173-670-005

FOUNTAINGROVE GOLF
COURSE
APN 173-670-009

OAKS AT FOUNTAINGROVE
HOMEOWNERS ASSOCIATION
DN 94-086079
APN 173-730-048

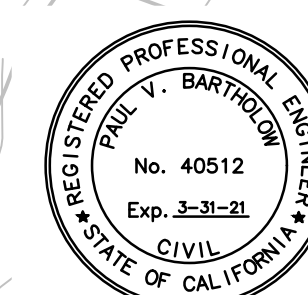
OSL SANTA ROSA
PROJECTS, LLC
APN 173-670-016

FOUNTAINGROVE GOLF
COURSE
APN 173-670-031

FOUNTAINGROVE GOLF
COURSE
APN 173-670-031

30 0 30 60
SCALE IN FEET
1" = 30' FL.

PRELIMINARY DESIGN REVIEW
EMERALD ISLE
PRELIMINARY GRADING PLAN
JUNE 2019



Brelje & Race
CONSULTING ENGINEERS
414 Redwood Street, Suite 200, San Jose, CA 95128-1010
www.brelje-race.com

SEE SHEET C4

FOUNTAINGROVE GOLF COURSE
APN 173-670-005

FOUNTAINGROVE GOLF COURSE
APN 173-670-031

OSL SANTA ROSA PROJECTS, LLC
APN 173-670-004

FOUNTAINGROVE GOLF COURSE
APN 173-670-005

FOUNTAINGROVE GOLF COURSE
APN 173-670-009

OSL SANTA ROSA PROJECTS, LLC
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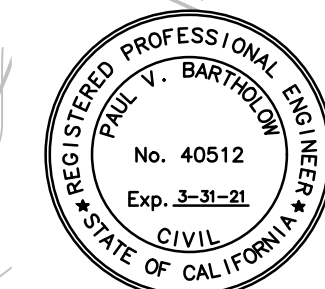
OAKS AT FOUNTAINGROVE HOMEOWNERS ASSOCIATION
DN 94-086079
APN 173-730-048

FOUNTAINGROVE GOLF COURSE
APN 173-670-031

UTILITY NOTES
(ONLY NOTES RELEVANT TO THIS SHEET ARE SHOWN)

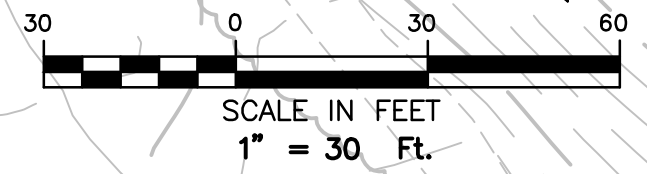
- 1 8" DOUBLE CHECK DETECTOR ASSEMBLY PER CITY STANDARD 880.
- 2 4" WATER METER WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY STANDARDS.
- 3 SDCB'S ON ENTRY DRIVE TO HAVE UPSTREAM GALLEY INSTALLED.
- 4 REMOVE EXISTING SSSCO, INSTALL PRIVATE SSMH.

ALL ONSITE WATER, FIRE, SEWER AND STORM DRAIN AREA PRIVATE - "PVT".



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PRELIMINARY DESIGN REVIEW
EMERALD ISLE
PRELIMINARY UTILITY PLAN
JUNE 2019



1. TREE SURVEYS AT THIS SITE WERE CONDUCTED IN THE EARLY 1990'S IN CONJUNCTION WITH THE OAKS SUBDIVISION, AND WERE UPDATED IN THE EARLY 2000'S BY BRELJE & RACE. THE SITE WAS WALKED IN THE SUMMER OF 2016 BY ARBORIST BECKY DUCKLES. FOLLOWING THE OCTOBER 2017 TUBBS FIRE THE ARBORIST SURVEYED THE AREA OF PROPOSED CONSTRUCTION AND NOTED TREES THAT WERE KILLED BY THE FIRE. IN NOVEMBER 2018 THE TREES ON THE ENTIRE SITE WERE AGAIN REVIEWED BY THE PROJECT ARBORIST TO DETERMINE THE STATUS AND LEVEL OF REMAINING TREES. TREES KILLED BY THE TUBBS FIRE HAVE BEEN IDENTIFIED ON THIS TREE PROTECTION PLAN WITH A UNIQUE SYMBOL AND ARE NOT INCLUDED IN THE MITIGATION TOTALS FOR THE SITE.

2. TREES NEAR AND OUTSIDE OF THE LIMITS OF GRADING THAT ARE SHOWN TO BE PRESERVED HAVE BEEN CAREFULLY REVIEWED BY THE PROJECT ARBORIST AND THE PROJECT ENGINEER. THE PROJECT ARBORIST IS A LICENSED ARBORIST AND GEOTECHNICAL ENGINEER, WHO HAS STATED THAT BECAUSE OF THE NATURE OF THE FILLS AND THEIR LOCATION ON THE PROJECT SITE, KEYWAYS CAN BE MAINTAINED IN DESIGN TO THE LIMITS OF GRADING. THE PROJECT ARBORIST HAS ILLUSTRATED ON THE GRADING PLAN, BECAUSE OF THIS, TREES LOCATED IN CLOSE PROXIMITY TO THE LIMITS OF GRADING CAN RELIABLY BE SHOWN TO BE PRESERVED.
3. THE PROJECT WILL BE DEVELOPED IN A SINGLE PHASE. IT IS PROPOSED THAT TREE REMOVAL OCCUR IN A SINGLE PHASE IF TREE REMOVAL OCCURS DURING THE PHASE WHERE THERE ARE NO TREES TO BE PRESERVED. THE PROJECT ARBORIST'S PROJECT INITIAL STUDY AND MITIGATION MONITORING PROGRAM, THOSE SURVEYS WILL BE COMPLETED PRIOR TO ANY REMOVALS. FOLLOWING REMOVAL OF TREES, THE PROJECT ARBORIST WILL MONITOR THE REMAINING TREES AS CLOSELY AS POSSIBLE TO THE LIMITS OF GRADING, TREES CLOSE TO THE LIMITS OF GRADING WILL BE MONITORED FOR ANY SIGNIFICANT MOVEMENTS TO MONITOR FOR IMPACTS AND TO PRESCRIBE PROTECTIVE MEASURES AS NEEDED.

1. NO PARKING, STORAGE OF MATERIALS, DISPOSAL OF ANY WASTE MATERIALS, OR UNNECESSARY OPERATION OF EQUIPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES TO REMAIN. PROJECT MANAGER WILL DESIGNATE WASTE DISPOSAL AREAS.

- 2. IF PRUNING FOR CLEARANCE IS REQUIRED ON ANY TREES TO REMAIN, IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA STANDARDS. PRUNING OF TREES SHOULD BE DONE IN ACCORDANCE WITH THE NECESSARY FOR HAZARD REDUCTION, (I.E. THE REMOVAL OF DEADWOOD "2" AND LARGER, ETC), AND CLEARANCE. PROJECT ARBORIST SHALL MEET WITH THE SUPERVISOR/CONTRACTOR PRIOR TO WORK TO DISCUSS LIMITS AND GOALS OF PRUNING.
- 3. CARE SHALL BE TAKEN TO AVOID DAMAGING TRUNKS OR BRANCHES OF PROTECTED TREES. PROTECT TREES WITH 6" THICK LAYERS OF BURLAP OR STRAW MULCH FOR PROTECTION, IF REQUIRED.
- 4. PROJECT ARBORIST SHALL BE NOTIFIED A MINIMUM OF 24 HRS IN ADVANCE TO BE PRESENT ON SITE DURING ROUGH GRADING OR TRENCING WITHIN THE PROTECTED ZONE. IF ANY TREES ARE TO BE REMOVED OR CUT DOWN ON THE PLANS, TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THE TREE EXHIBIT AND MAINTAINED IN PLACE THROUGHOUT CONSTRUCTION.
- 5. IF ANY ROOTS LARGER THAN "1" ARE ENCOUNTERED WHICH CANNOT BE EXPOSED, THEY SHALL BE PROTECTED BY COVERING WITH 6" OF MULCH AND A SHARP SAW. NO TREATMENT OF THE CUT END IS NECESSARY. BACKFILL OF EXPOSED CUT ROOTS SHALL BE DONE AS QUICKLY AS POSSIBLE TO PREVENT DESICCATION.
- 6. IN AREAS WHERE SOIL COMPACTION WITHIN ROOT ZONES OF PROTECTED TREES HAS OCCURRED, LOOSENING OF SOIL SURFACE SHALL BE COMPLETED PRIOR TO ANY GRADING, THROUGH THE USE OF A BACKHOE OR MANICURER OR PROJECT ARBORIST FOR RECOMMENDATIONS OF TECHNIQUE.
- 7. ARBORICULTURAL, CHIPPED WOOD BARK AND FOLIAGE, "3" LAYER MINIMUM) SHALL BE SPREAD AND RETAINED UNDER PROTECTED TREES WHEN DISTURBED AREAS ARE EXPOSED. A PERCENT TOP DRESSING AND MULCH, IT SHALL BE KEPT 6" FROM BASE OF TRUNK
- 8. FOLIAGE OF PROTECTED TREES WITHIN CONSTRUCTION AREAS SHALL BE SPRAYED WITH WATER TO PREVENT DROPPING DURING CONSTRUCTION; USE 1/2" HOSE WITH NOZZLE FROM DIST CONTROL TRUCK

LIVE TREE TO BE SAVED, PER CITY STANDARD		04/15/2006 — TREE TAG NUMBER 10/10/2006 — DESCRIPTION
LIVE TREE TO BE REMOVED (MITIGATION REQUIRED)		04/15/2006 — TREE TAG NUMBER 10/10/2006 — DESCRIPTION
FIRE DAMAGED/DEAD TREE, TO BE REMOVED		04/15/2006 — TREE TAG NUMBER 10/10/2006 — DESCRIPTION
TREE WITHOUT TREE TAG		10/10/2006 — DESCRIPTION
TREE PROTECTION FENCING		TP
TREE REMOVED, PER PRIOR APPROVAL (MITIGATION REQUIRED)		04/15/2006 — TREE TAG NUMBER 10/10/2006 — DESCRIPTION
FIRE DAMAGED/DEAD TREE REMOVED PER PRIOR APPROVAL		04/15/2006 — TREE TAG NUMBER 10/10/2006 — DESCRIPTION

LIVE TREES TO REMAIN	280
LIVE TREES TO BE REMOVED	236
FIRE DAMAGED/DEAD TREES TO BE REMOVED	100
FIRE DAMAGED/DEAD TREES REMOVED PER PRIOR APPROVAL	143
TREES REMOVED, PER PRIOR APPROVAL	168
TOTAL NUMBER OF TREES SURVEYED AND INVENTORIED	927

FOUNTAINGROVE GOLF
COURSE
APN 173-670-031

FOUNTAINGROVE LODGE
APN 173-670-034

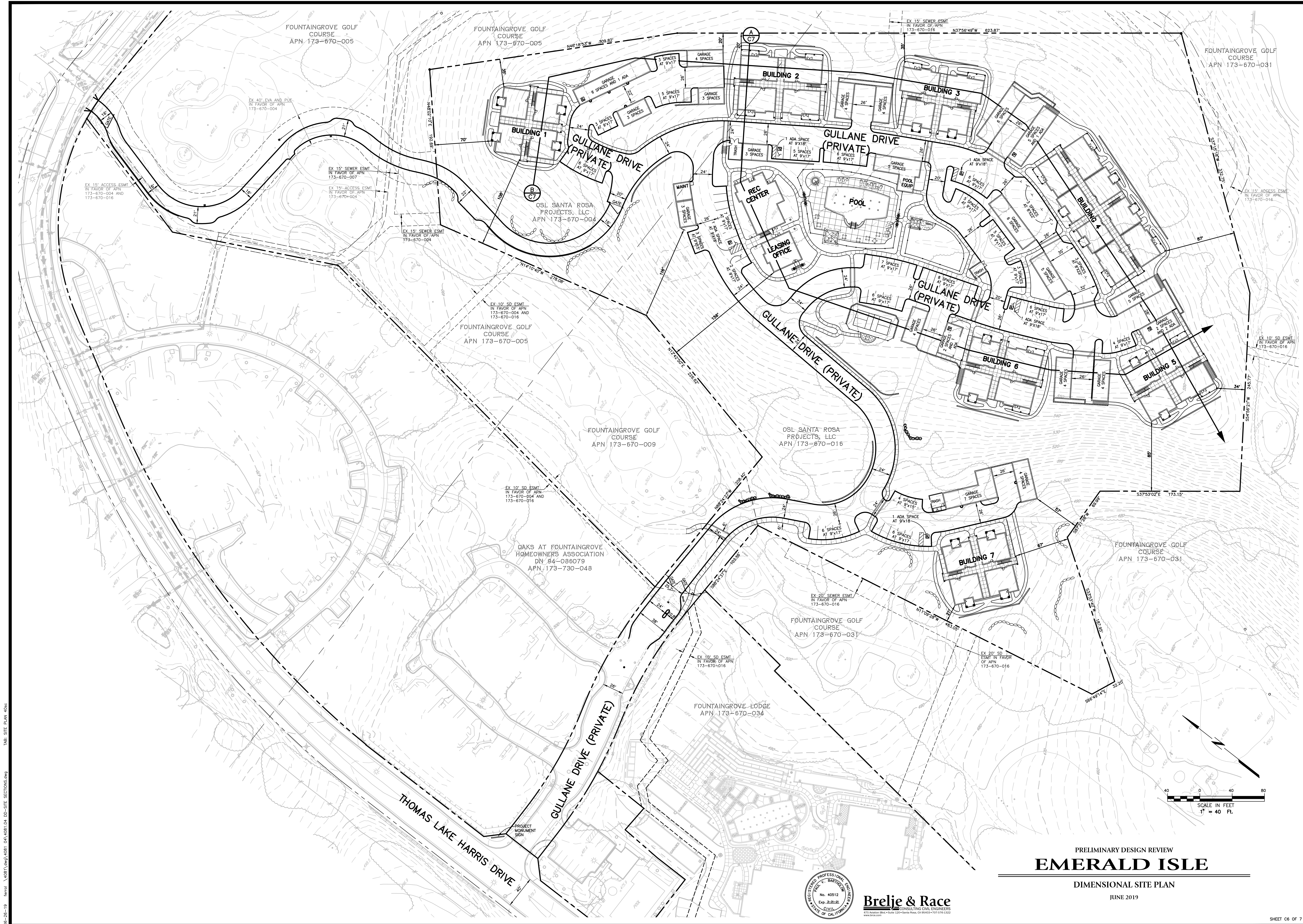
FOUNTAIN GROVE GOLF
COURSE
APN 173-670-031

PRELIMINARY DESIGN REVIEW

EMERALD ISLE

TREE PROTECTION PLAN

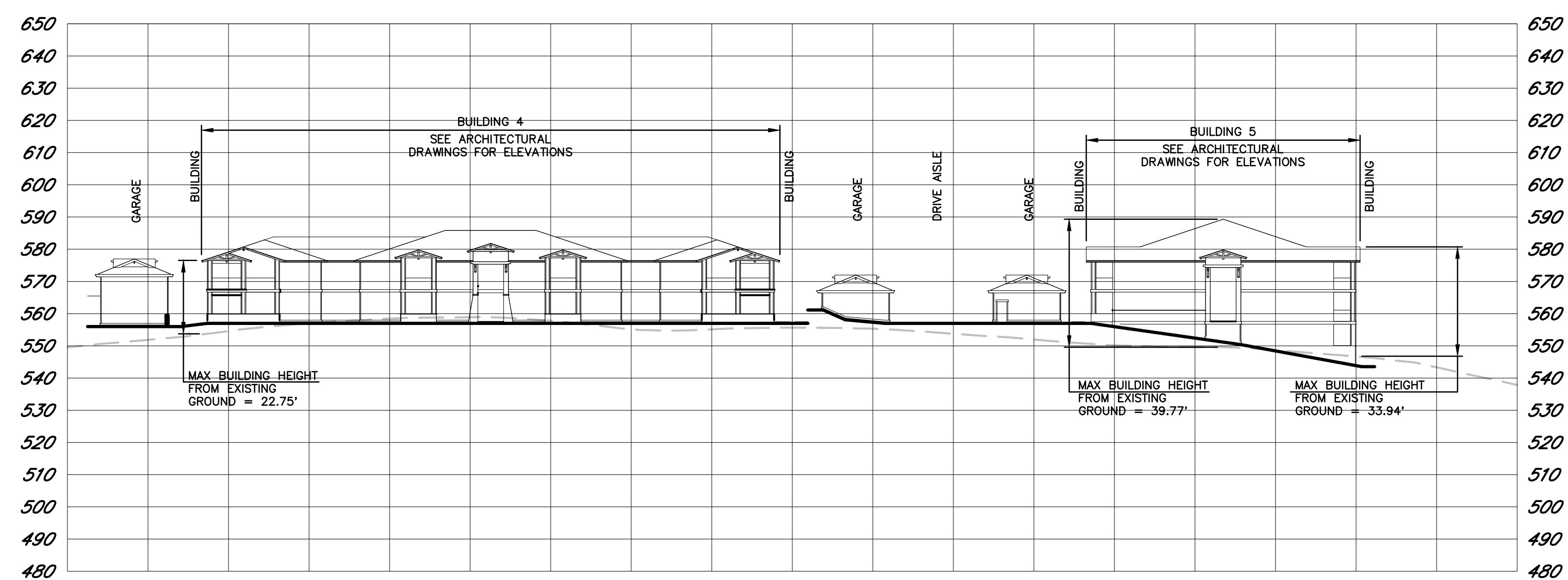
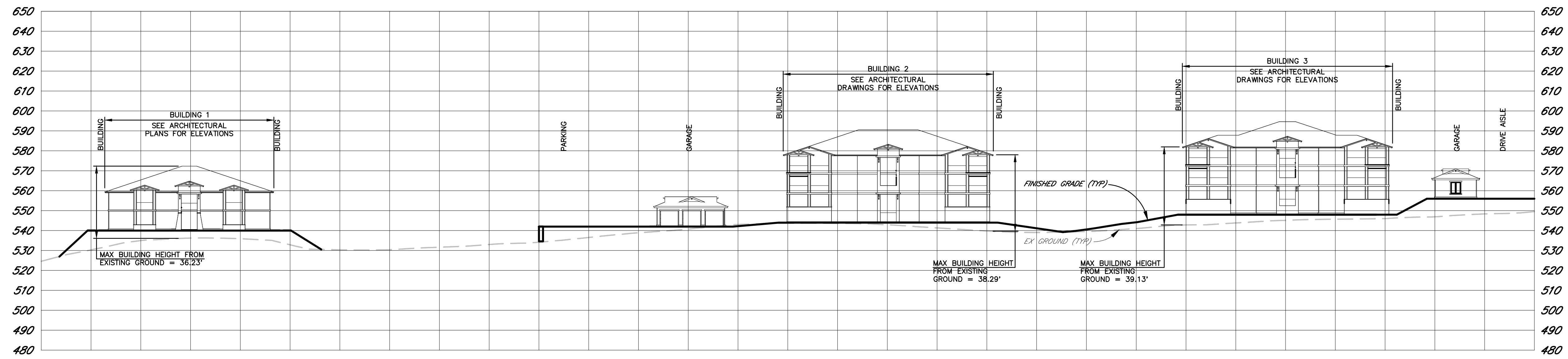
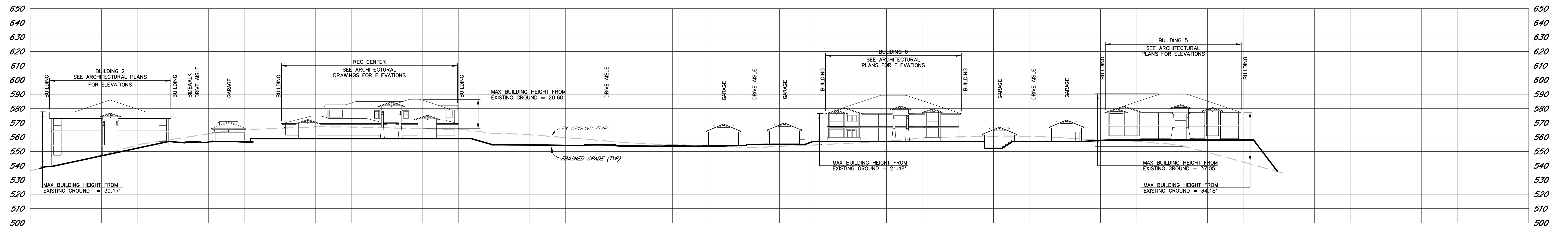
JUNE 2019



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CONSULTING CIVIL ENGINEERS
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PRELIMINARY DESIGN REVIEW
EMERALD ISLE
DIMENSIONAL SITE PLAN
JUNE 2019

06-28-19 ferrol 4081\reg\4081 CA\4081.04 00-SITE SECTIONS.dwg TAB: SECTIONS 30SC

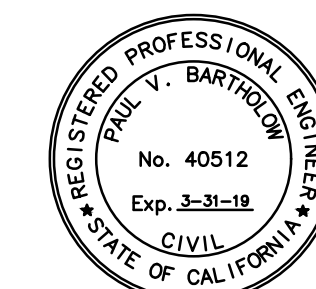


PRELIMINARY DESIGN REVIEW

EMERALD ISLE

SITE SECTIONS

JUNE 2019



Brelje & Race
CONSULTING CIVIL ENGINEERS
4710 Avenida Blvd. • Suite 120 • Santa Rosa, CA 95403 • 707.576.1322
www.brjr.com



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



BACK ELEVATION

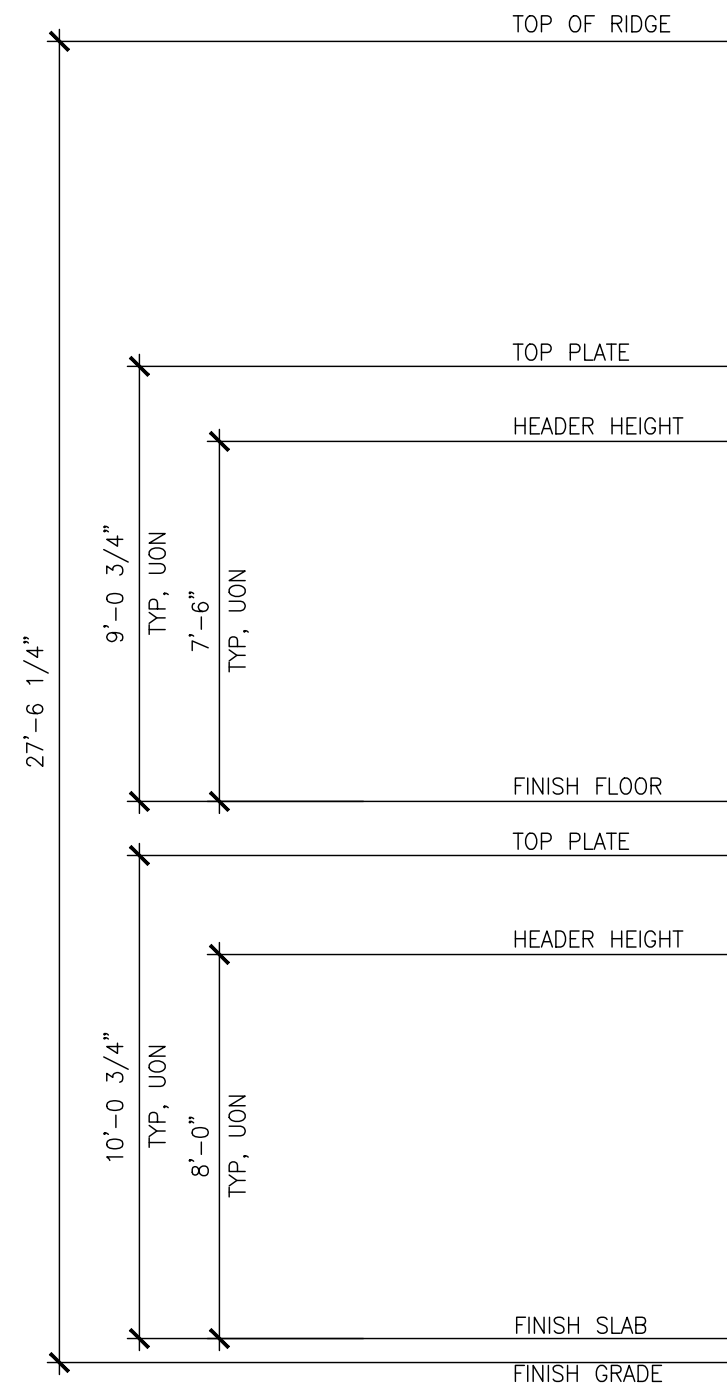
MEHRDAD HAJI-SHARIFI
9240 OLD REDWOOD HWY
SUITE 200
WINDSOR, CA 95492
PH: 707-535-3200

OAKMONT
Senior Living, LLC

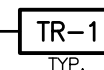
RECREATION BUILDING
COLORED EXTERIOR ELEVATIONS
EMERALD ISLE
GULLANE DRIVE, SANTA ROSA, CALIFORNIA

JOB NO:
SCALE:
DRAWN BY:
DATE:
COPYRIGHT
REVISIONS:

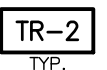
SHEET NO:
AR1C



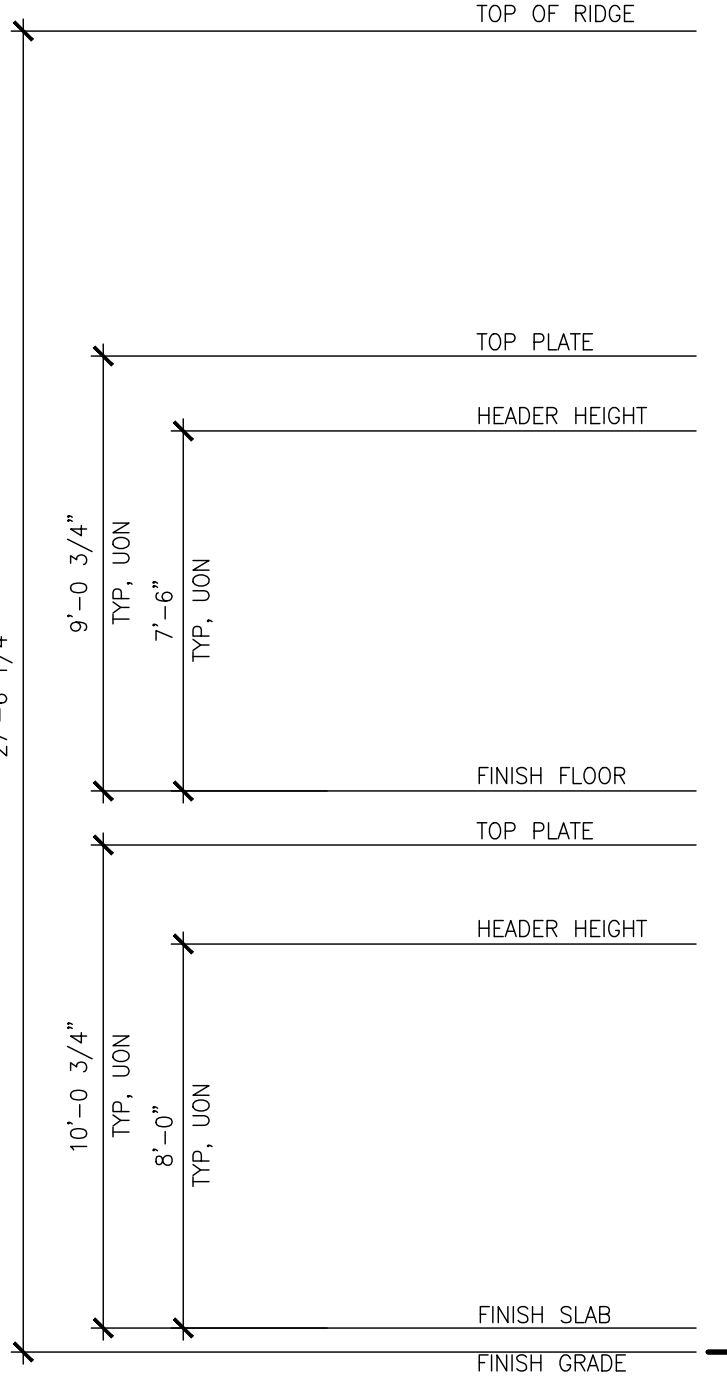
SCALE: $1/4" = 1'-0"$



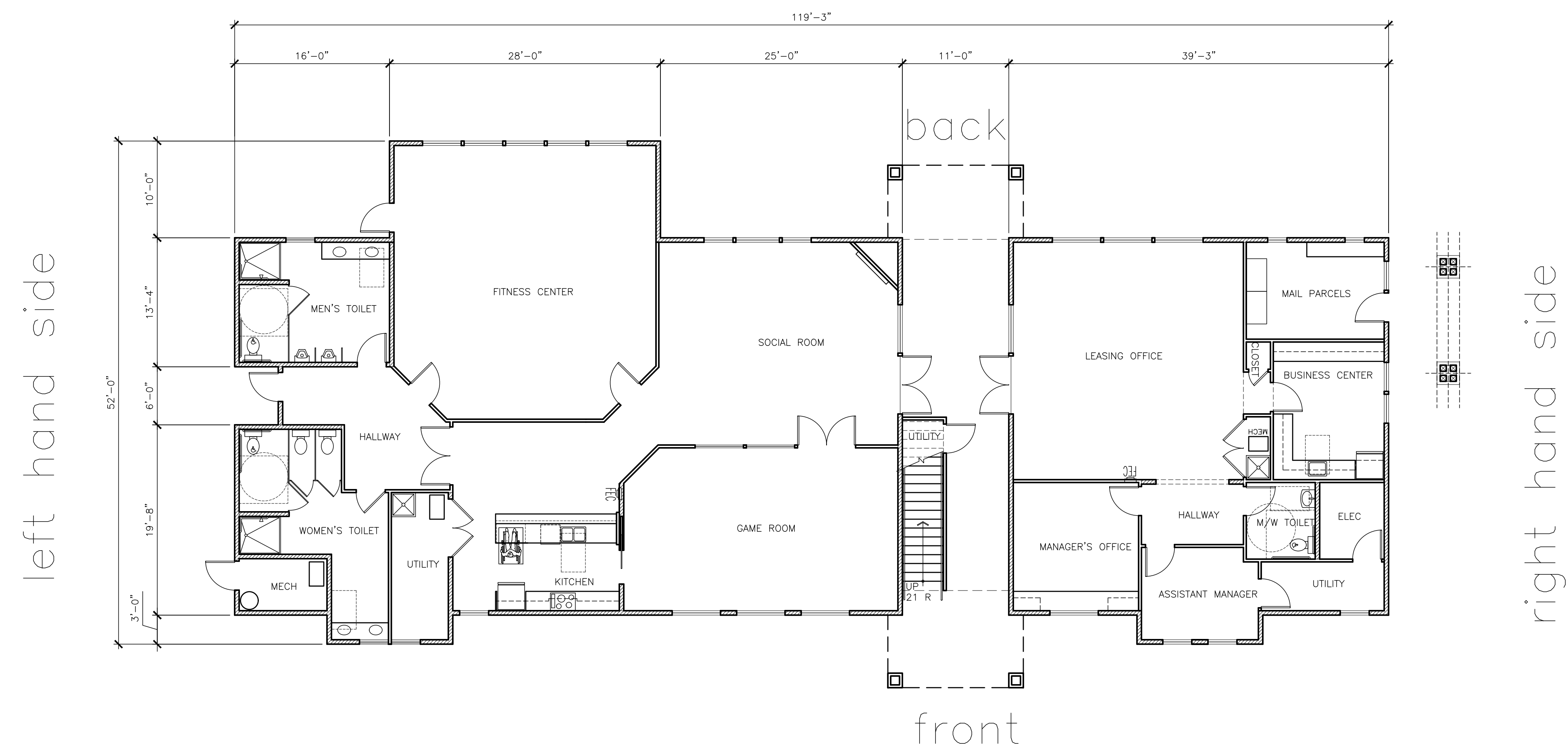
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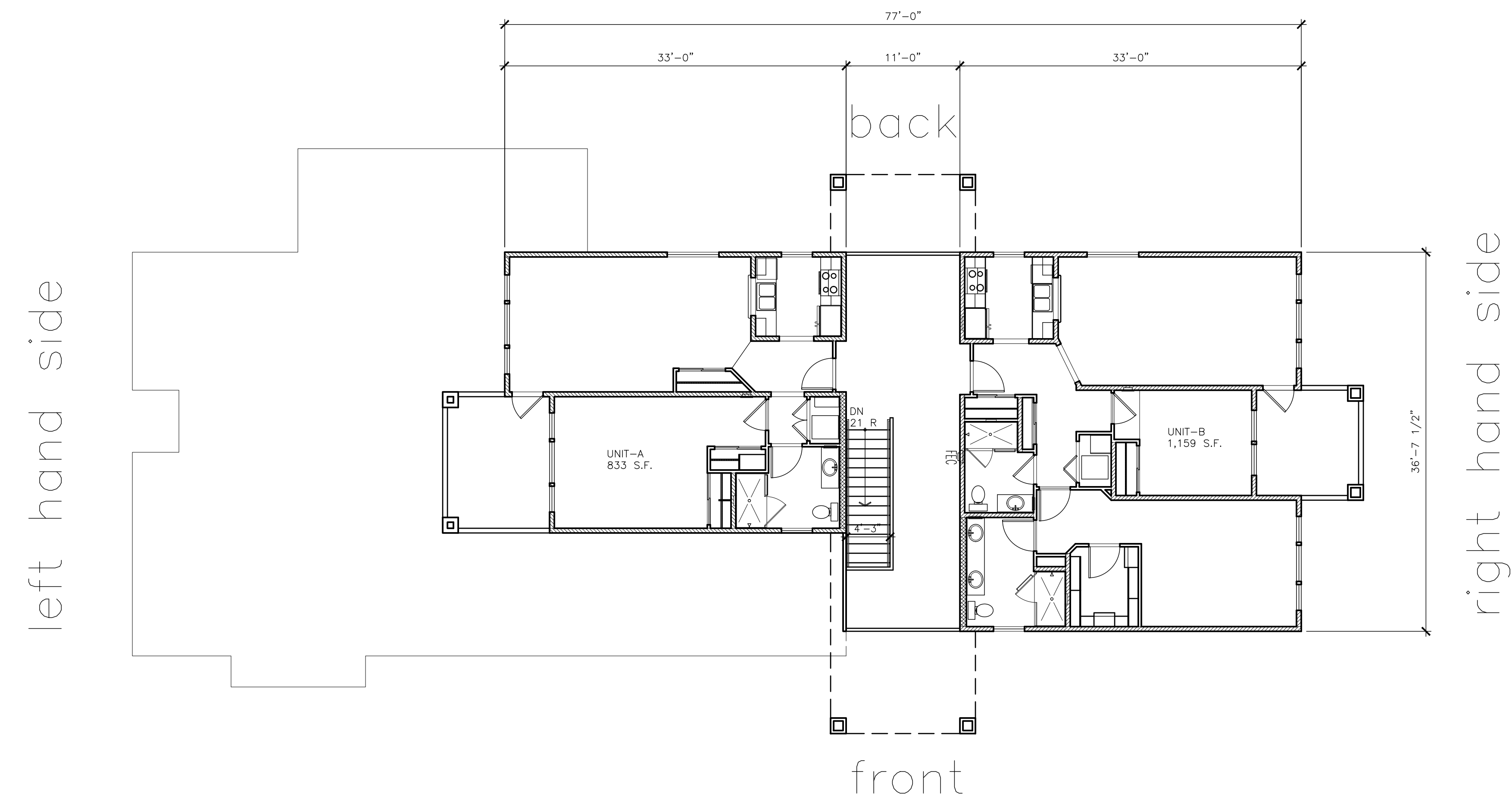
SCALE: $1/4" = 1'-0"$



SCALE: $1/4" = 1'-0"$



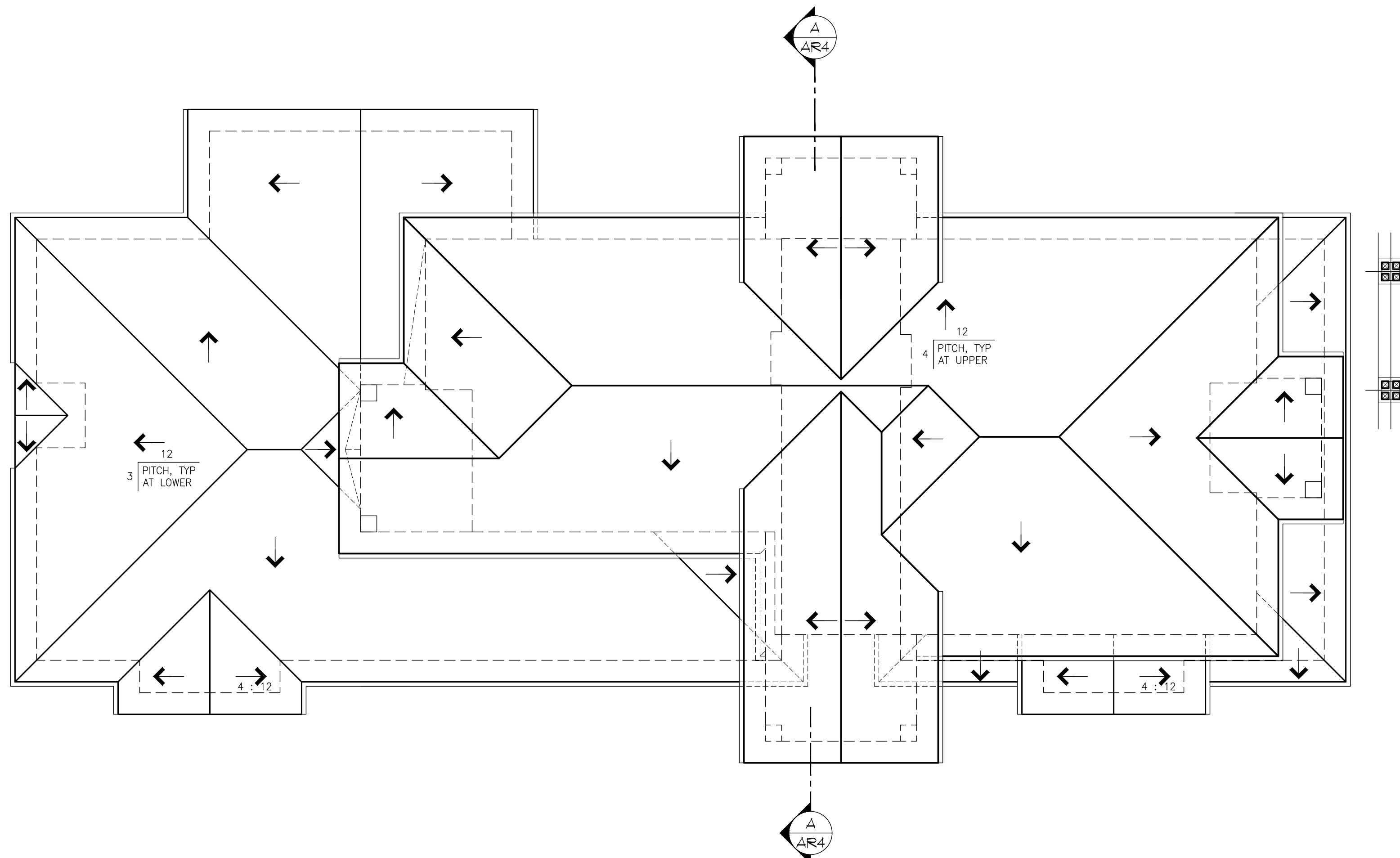
MAIN LEVEL — RECREATION BUILDING
SCALE: 1/8" = 1'-0"



UPPER LEVEL – RECREATION BUILDING
SCALE: 1/8" = 1'-0"



SECTION A-A
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

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OAKMONT
Senior Living, LLC

RECREATION BUILDING
ROOF PLAN & BUILDING SECTION
EMERALD ISLE
GULLANE DRIVE, SANTA ROSA, CALIFORNIA

JOB NO:
SCALE:
AS SHOWN
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SHEET NO:
AR3