

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
PRESENT ZONING ----- PD-0435
PROPOSED ZONING ----- PD-0435

THERE ARE NO EXISTING BUILDINGS WITHIN 100 FEET OF THE PROJECT PROPERTY LINE.

THIS SUBDIVISION IS NOT WITHIN AN AREA DESIGNATED AS A HIGH FIRE SEVERITY ZONE.

GRADING

SOILS ON THIS SITE ARE NOT ANTICIPATED TO PROHIBIT THIS TYPE OF DEVELOPMENT.

THE ENGINEER AND DEVELOPER ARE NOT AWARE OF HAZARDOUS MATERIALS ON THIS SITE.

FEMA FLOOD MAPS REVEAL THAT THE SITE IS NOT SUBJECT TO INUNDATION.

PROVISIONS FOR EROSION CONTROL WILL BE INCORPORATED INTO THIS PROJECT.

UTILITIES

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.

PROPOSED UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED OTHERWISE ON THESE DRAWINGS.

UTILITIES WILL CONFORM WITH CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS.

ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE UNDERGROUND.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY MICHAEL FORD INC. ON 5/23/05 AND 5/31/05.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM PUBLIC RECORDS AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BASIS OF BEARINGS: N69°22'10"E BETWEEN FOUND IRON PIPES AS PER RECORD OF SURVEY FILED IN BOOK 654 OF MAPS, PAGE 37, SONOMA COUNTY RECORDS.

BENCHMARK: CATCH BASIN ALONG EASTERLY CURBLINE OF WRIGHT ROAD AS SHOWN ON THIS MAP PER CITY ENGINEER'S DWG. NO. 99-56. EL. 93.72

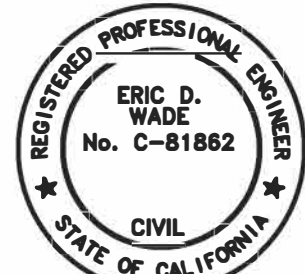
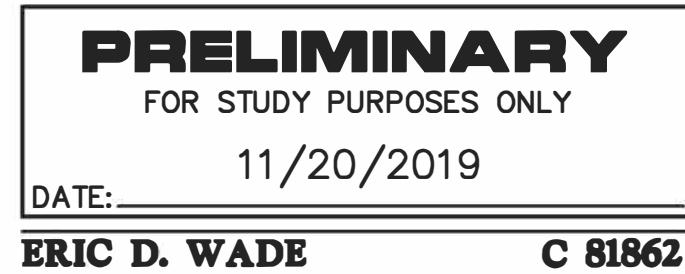
SYMBOLS & LEGEND

EXISTING	PROPOSED	
		BLOW OFF VALVE
		WATER VALVE
		WATER VALVE ON CONCRETE PILLAR
		IRRIGATION VALVE
		HOSE BIB
		STREET LIGHT
		SIGN
		UTILITY POLE
		CATCH BASIN (CURB INLET)
		DRAIN INLET
		MANHOLE ON CONCRETE PILLAR
		MANHOLE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		TREE SYMBOL & DRIP LINE
		PROPERTY LINE
		EASEMENT
		GRADE BREAK
		BLDG
		BW
		FLOW LINE
		WIRE FENCE
		FACE OF CURB
		SANITARY SEWER
		STORM DRAIN
		WATER
		OVERHEAD UTILITY LINE
		ASPHALT
		CONCRETE
		INVERT AT CLEANOUT

ABBREVIATIONS

±	MORE OR LESS	HC	HANDICAP
AB	AGGREGATE BASE	IFO	IN FAVOR OF
AC	ASPHALT CONCRETE	INV	INVERT-BOTTOM INSIDE OF PIPE
APN	ASSESSOR'S PARCEL NUMBER	IP	IRON PIPE
BFP	BACKFLOW PREVENTER	LP	LIGHT POLE
BM	BENCHMARK	MB	MAILBOX
BLDG	BUILDING	MON	MONUMENT
BW	BACK OF WALK	OH	OVERHEAD
CB	CATCH BASIN	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	RWD	REDWOOD
CNTL	CONTROL	SS	SANITARY SEWER
DIA	DIAMETER	SSCO	SANITARY SEWER CLEANOUT
DW	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
DI	DROP INLET	SD	STORM DRAIN
ECMH	ECCENTRIC MANHOLE	SDMH	STORM DRAIN MANHOLE
ESMT	EASEMENT	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	STLT	STREET LIGHT
E	ELECTRIC	TC	TOP FACE OF CURB
EX	EXISTING	TB	TOP OF BOX
FND	FOUND	TG	TOP OF GRATE
FH	FIRE HYDRANT	UB	UTILITY BOX
FL	SURFACE FLOWLINE	UP	UTILITY POLE
G	GAS	W	WATER
GI	GRATE INLET	WL	WATER LINE
GUY	GUY ANCHOR	WM	WATER METER
GV	GATE VALVE	WS	WATER SERVICE

	SQUARE FEET	ACRES
LOT 1	31,859	0.73
LOT 2	10,865	0.25
SMALLEST	10,865	0.25
LARGEST	31,859	0.73
AVERAGE	21,362	0.49

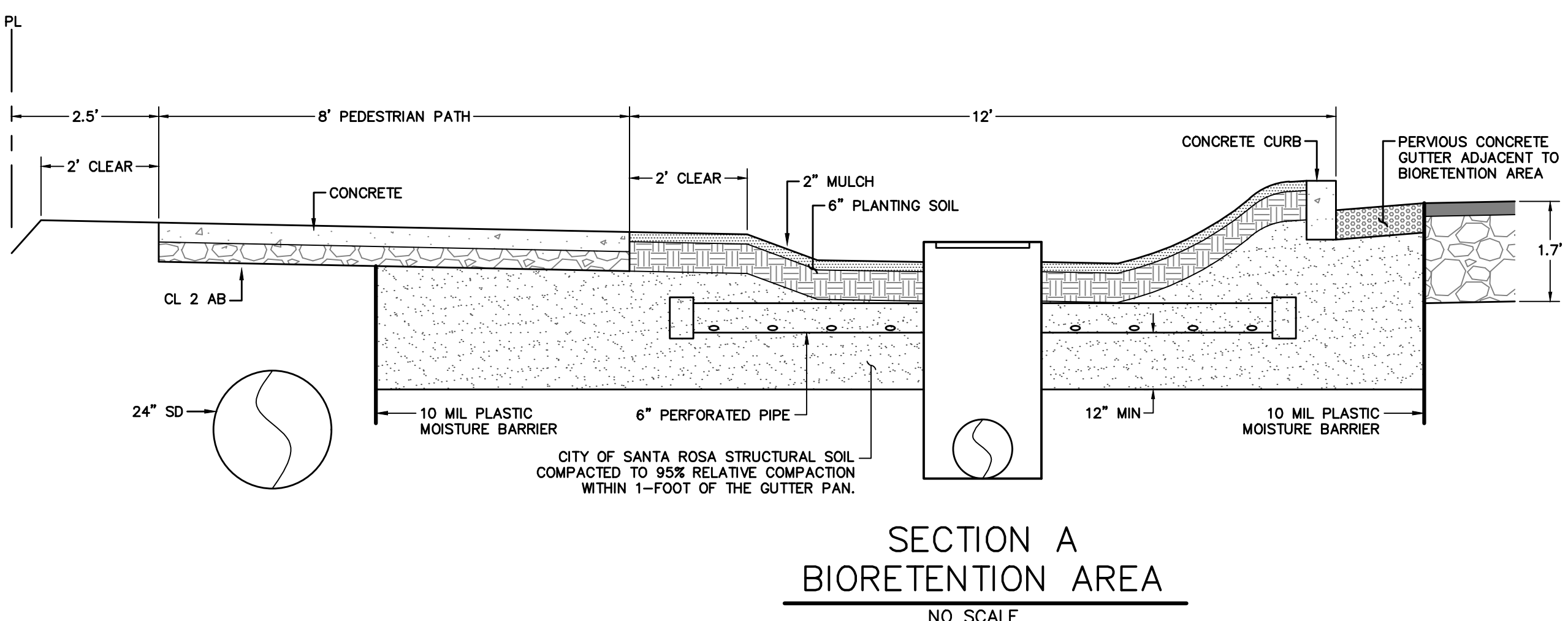
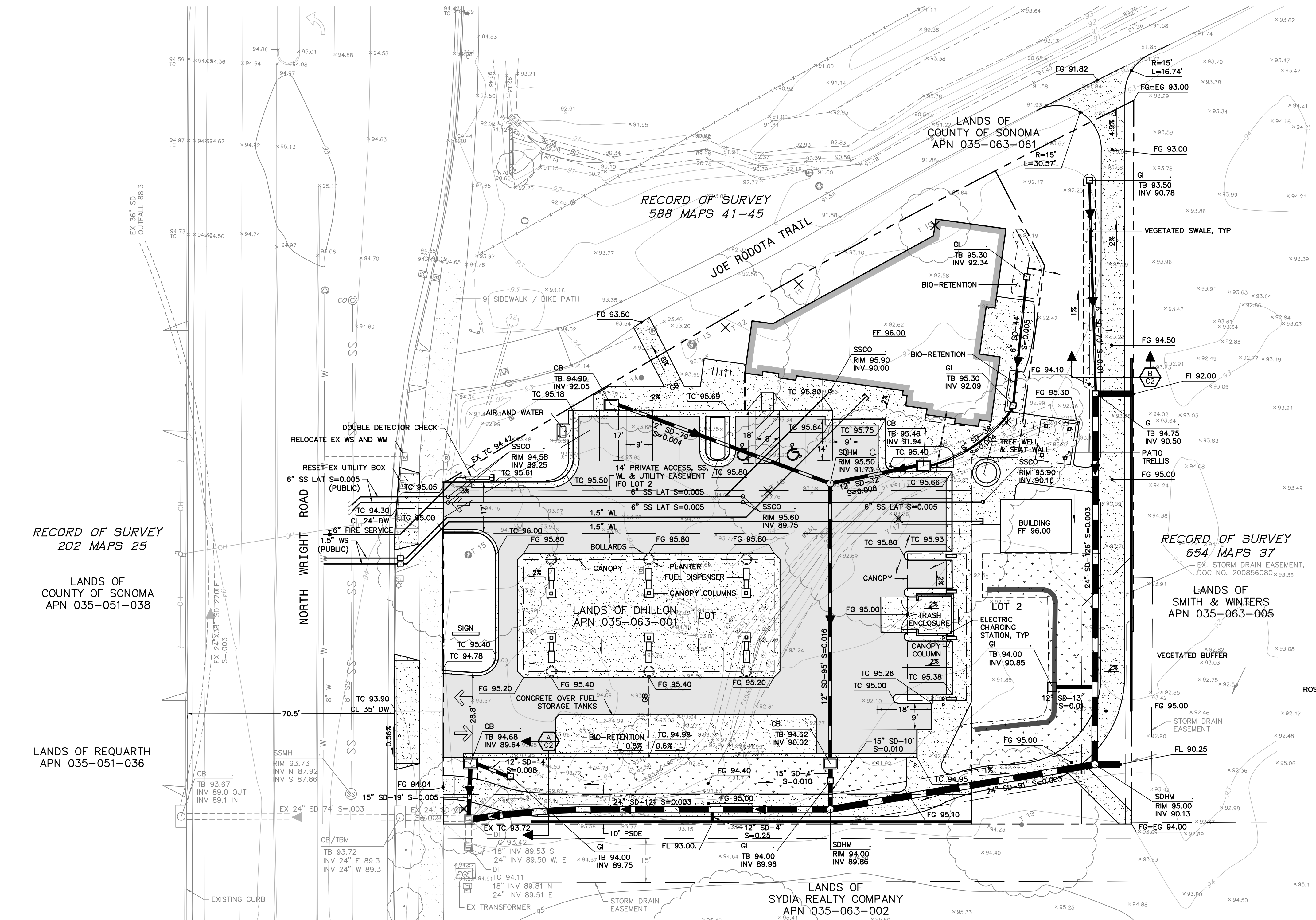
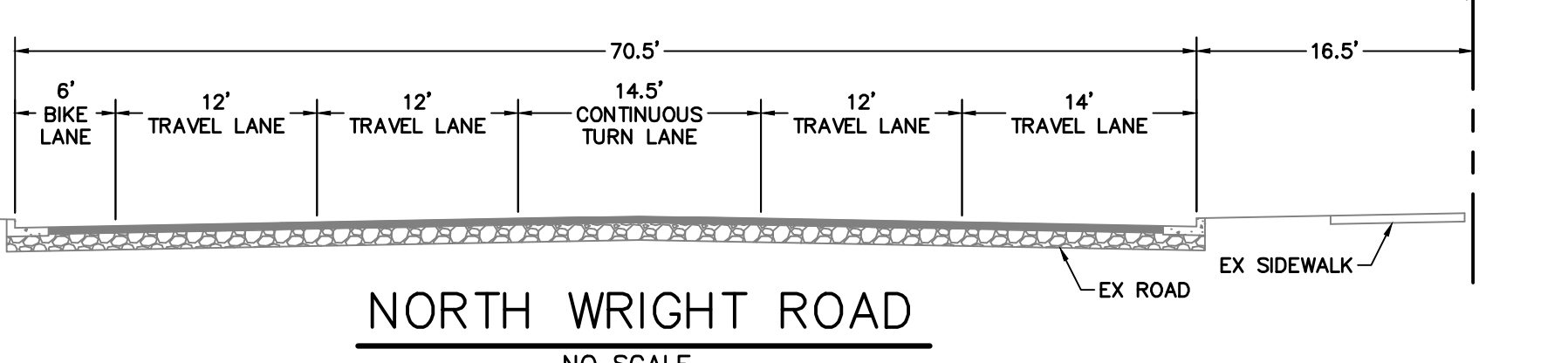
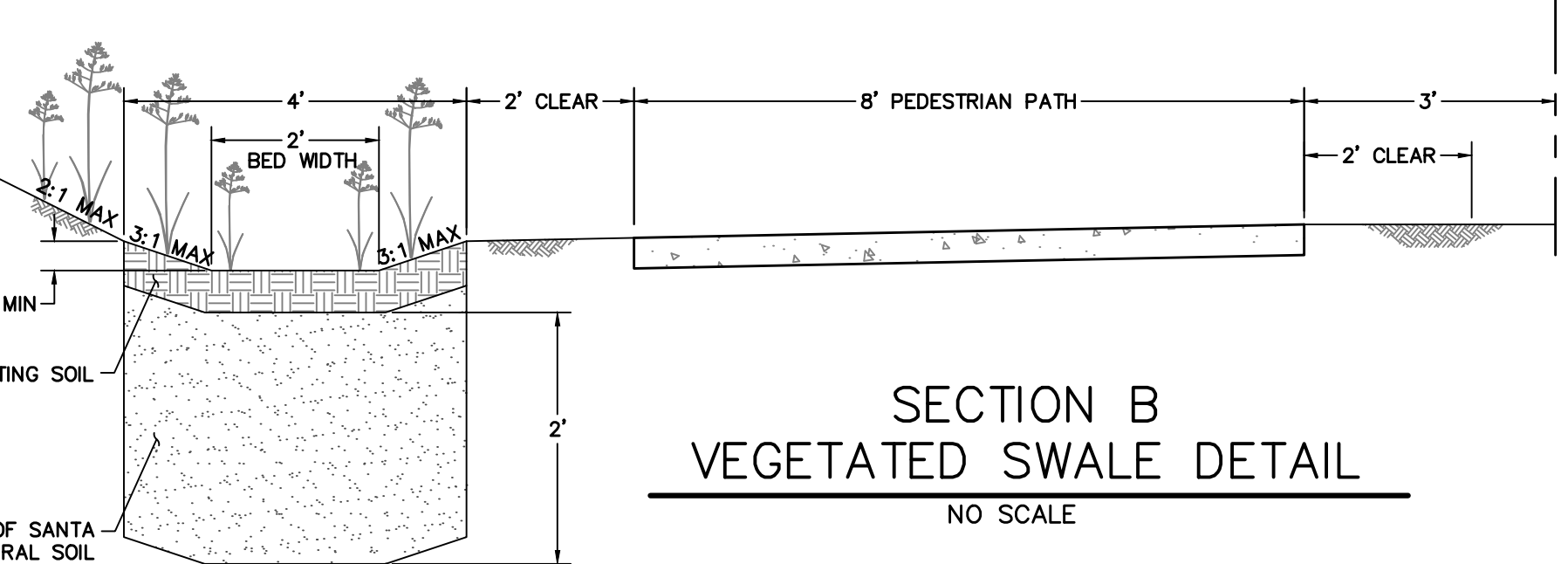


PARCEL MAP WAIVER
FOR
ELM TREE STATION
874 NORTH WRIGHT ROAD
EXISTING CONDITIONS
2 COMMERCIAL LOTS

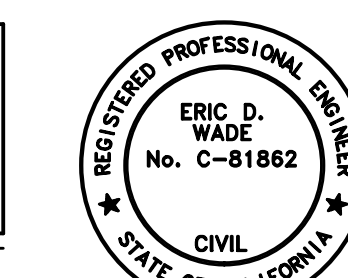
BEING A SUBDIVISION OF THE LANDS OF DHILLON DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2006-105916, OFFICIAL RECORDS OF THE COUNTY OF SONOMA

874 NORTH WRIGHT ROAD
SANTA ROSA
APN 035-063-001
0.98 ACRES
NOVEMBER 2019

TREE TABLE			
NUMBER	SPECIES	TRUNK DIAMETER (INCHES)	
10	PINE	14	REMOVE
11	UNKNOWN, 3 TRUNKS	6	REMOVE
12	OAK	10	REMOVE
13	BIRCH	36	RETAIN
14	BIRCH, 2 TRUNKS	20	RETAIN
15	ELM, 2 TRUNKS	24-28	RETAIN
16	REDWOOD	16	REMOVE
17	ELM, 4 TRUNKS	12-16	REMOVE
18	UNKNOWN, 3 TRUNKS	8-12	REMOVE
19	OAK	16	RETAIN
20	OAK CLUSTER	4-6	REMOVE



PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE: 11/20/2019
ERIC D. WADE C 81862



PARCEL MAP WAIVER
FOR
ELM TREE STATION
874 NORTH WRIGHT ROAD
GRADING AND UTILITY
2 COMMERCIAL LOTS
BEING A SUBDIVISION OF THE LANDS OF DHILLON DESCRIBED IN THAT GRANT DEED FILED UNDER DOCUMENT NO. 2006-105916, OFFICIAL RECORDS OF THE COUNTY OF SONOMA
874 NORTH WRIGHT ROAD
SANTA ROSA
APN 035-063-001
0.98 ACRES
NOVEMBER 2019