

DESIGN REVIEW IMPROVEMENT DRAWINGS FOR
SANTA ROSA SELF STORAGE
IN THE CITY OF SANTA ROSA
LOTUS COURT
APN 038-111-011, -057
NOVEMBER 2019

DESIGN REVIEW NOTES:

THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH A DRAWING REFLECTING THE PARCEL'S EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

BUILDING SPRINKLERS AND FIRE DEPARTMENT CONNECTIONS FOR BUILDING SPRINKLERS WILL BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES HAVE BEEN SHOWN IN A LOCATION REQUESTED BY THE ARCHITECT. THEY WILL BE MORE ACCURATELY LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE COUNTY/CITY STANDARDS AND LOCAL REGULATIONS WITH THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

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.

STORMWATER SYSTEM IS SHOWN FOR REFERENCE ONLY. HYDRAULIC AND HYDROLOGY EVALUATION WILL NEED TO BE PREPARED TO DETERMINE IF STORMWATER DRAINAGE CAN BE DIRECTED TO LOTUS COURT OR OFFSITE THROUGH ALTERNATIVE ROUTE.

THE CURRENT ZONING OF THIS PARCEL IS CG (GENERAL COMMERCIAL).

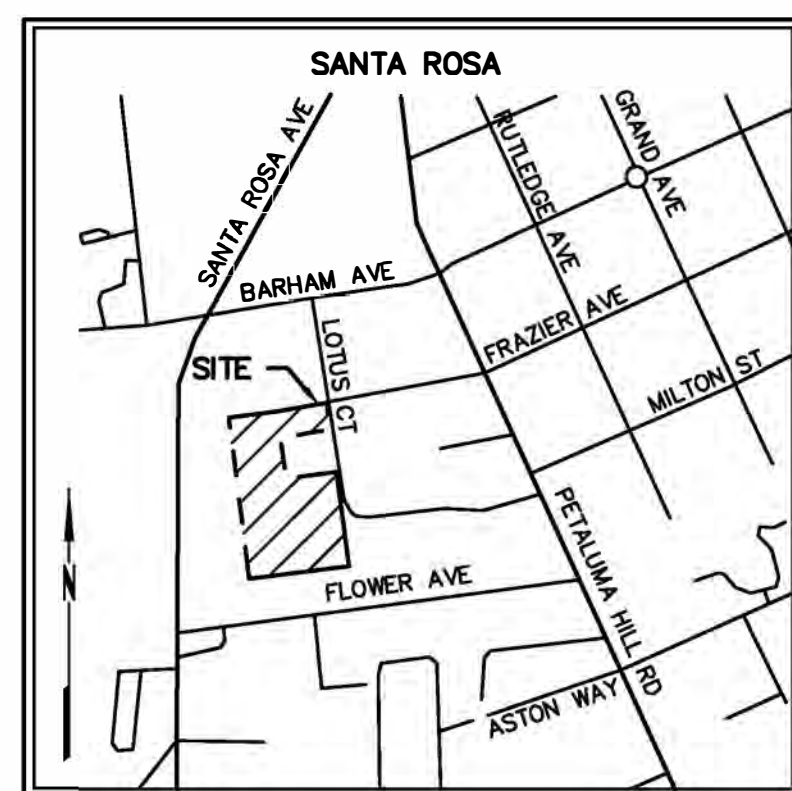
FIELD SURVEY DATE: NOVEMBER 13, 2018 BY BKF ENGINEERS.

SYMBOLS & LEGEND

EXISTING	PROPOSED	
		IRON PIPE
		CENTERLINE MONUMENT
		GATE VALVE
		CHECK VALVE
		BACKFLOW PREVENTION DEVICE
		FIRE DEPARTMENT CONNECTION
		FIRE HYDRANT
		POST INDICATOR VALVE
		REDUCER
		BLOW OFF VALVE
		STREET SIGN
		STREET LIGHT
		TREE
		PROPERTY LINE
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		FENCE
		SANITARY SEWER
		STORM DRAIN
		WATER
		UNDERGROUND GAS LINE
		ASPHALT
		CONCRETE
		BIORETENTION AREA
		VALLEY GUTTER
		DETECTABLE WARNING
		KEYNOTE
		DETAIL IDENTIFICATION
		SHEET WHERE DETAIL IS SHOWN

ABBREVIATIONS

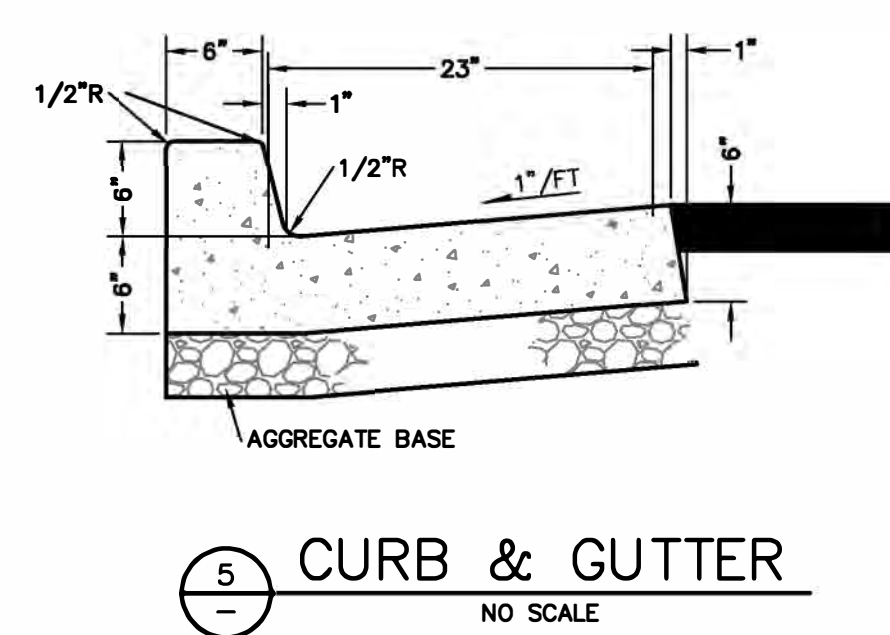
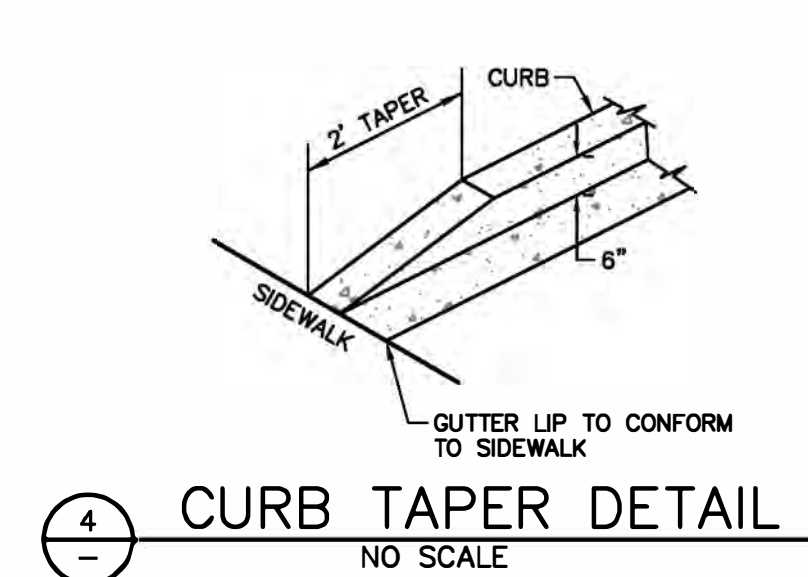
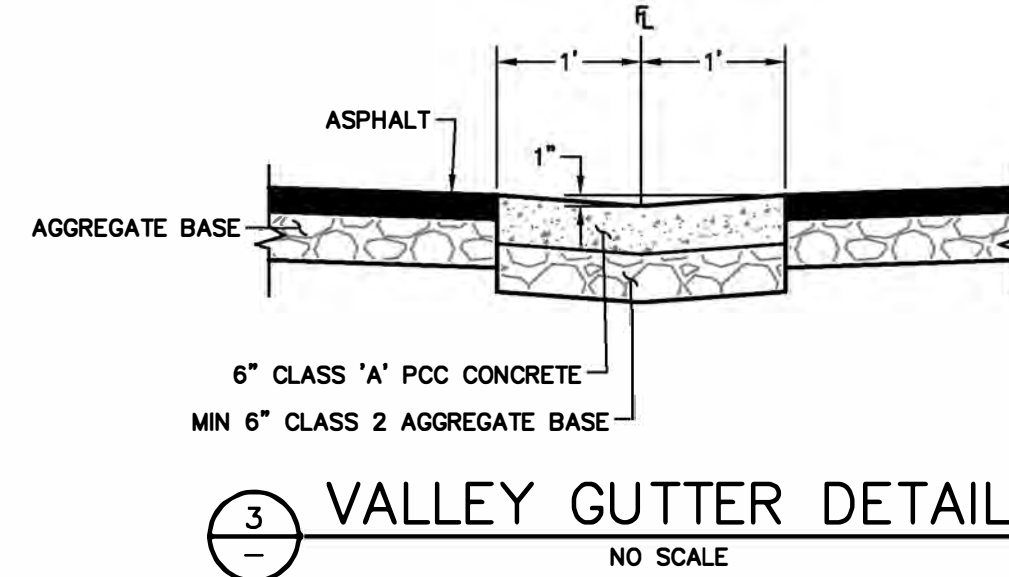
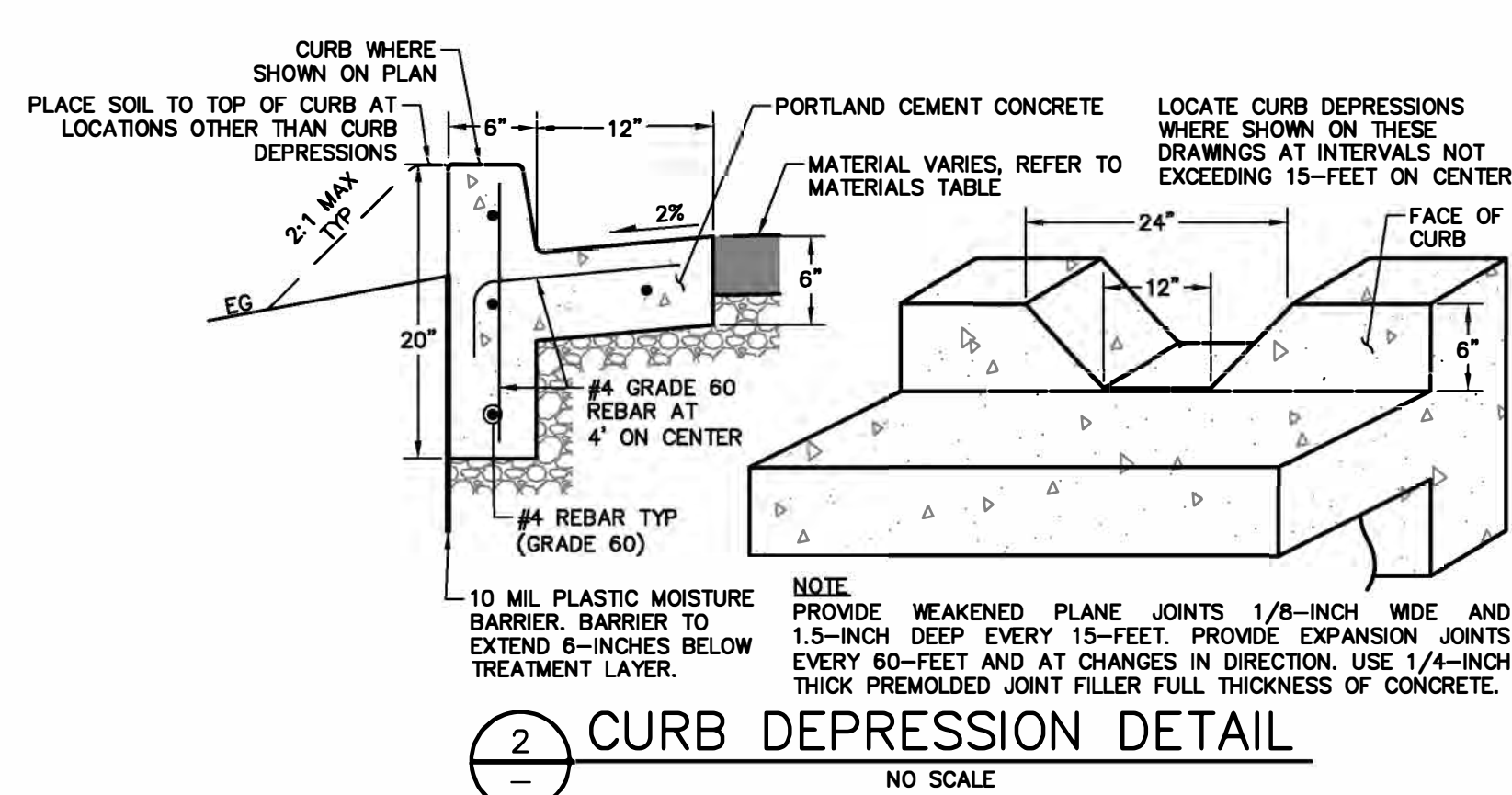
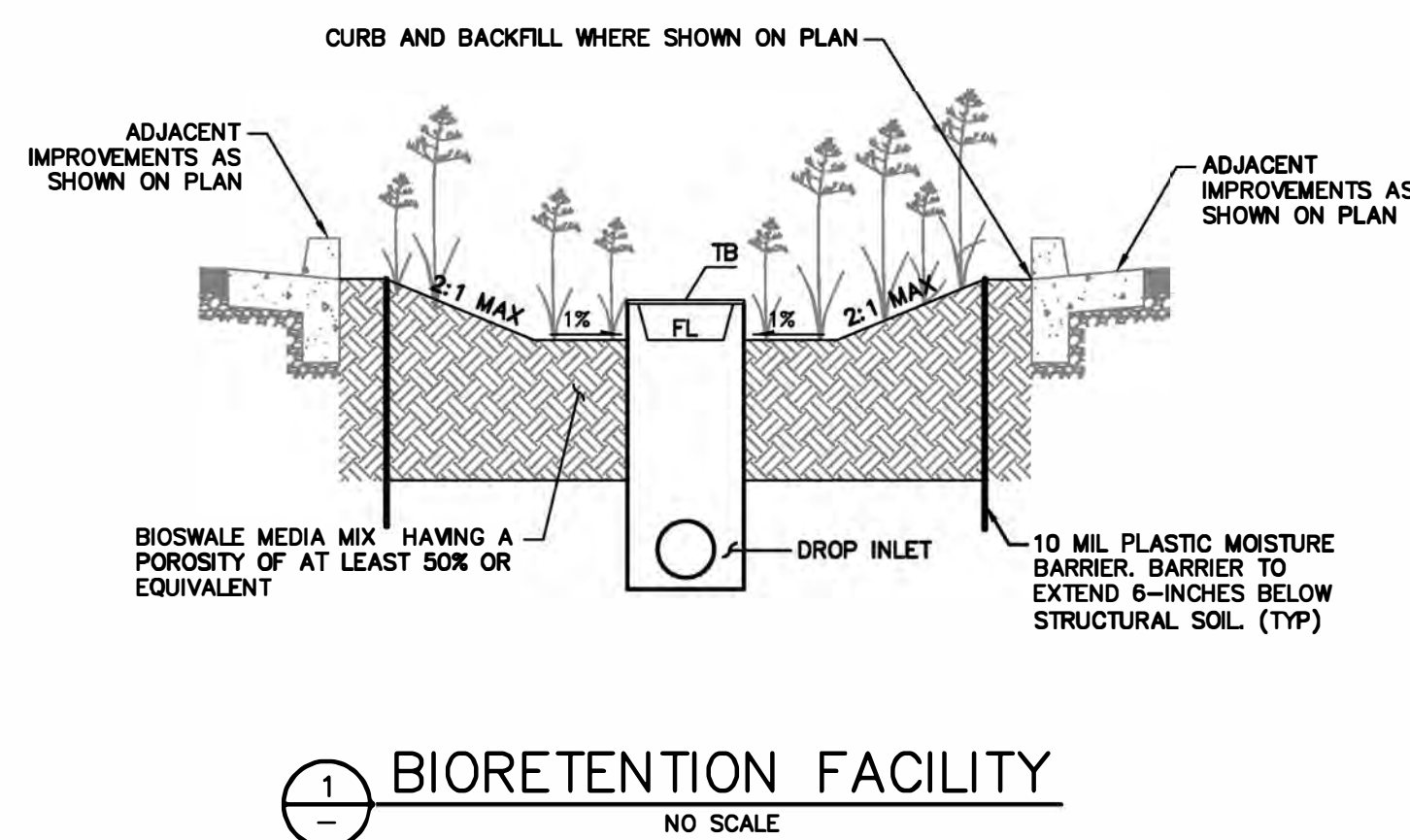
±	MORE OR LESS
A	AREA
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
CB	CATCH BASIN
CONC	CONCRETE
D	DEPTH
DI	DROP INLET
DN	DOCUMENT NUMBER
DW	DRIVEWAY
EP	EDGE OF PAVEMENT
E	ELECTRIC
EG	EXISTING GRADE
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FF	FINISHED FLOOR ELEVATION
FL	FLOWLINE
G	GAS
GB	GRADE BREAK
GI	GRATE INLET
INV	INVERT-BOTTOM INSIDE OF PIPE
IP	IRON PIPE
WH	MANHOLE
MON	MONUMENT
O.R.	OFFICIAL RECORD
PAE	PRIVATE ACCESS EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PSE	PRIVATE SEWER EASEMENT
PUE	PRIVATE UTILITY 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	SIDWALK
TB	TOP OF BOX
TC	TOP FACE OF CURB
TEL	TELEPHONE/COMMUNICATIONS
TW	TOP OF WALL
TY	TYPICAL
UB	UTILITY BOX
W	WATER

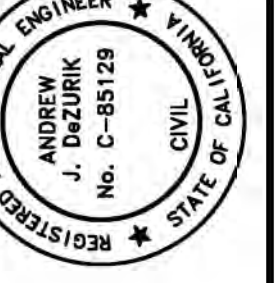


VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

- C1. PROJECT INFORMATION
- C2. SITE GRADING AND DRAINAGE PLAN
- C3. SITE GRADING AND DRAINAGE PLAN
- C4. SITE UTILITY PLAN
- C5. SITE UTILITY PLAN





PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE: 11/14/2019
ANDREW J. DEZURIK C 85129

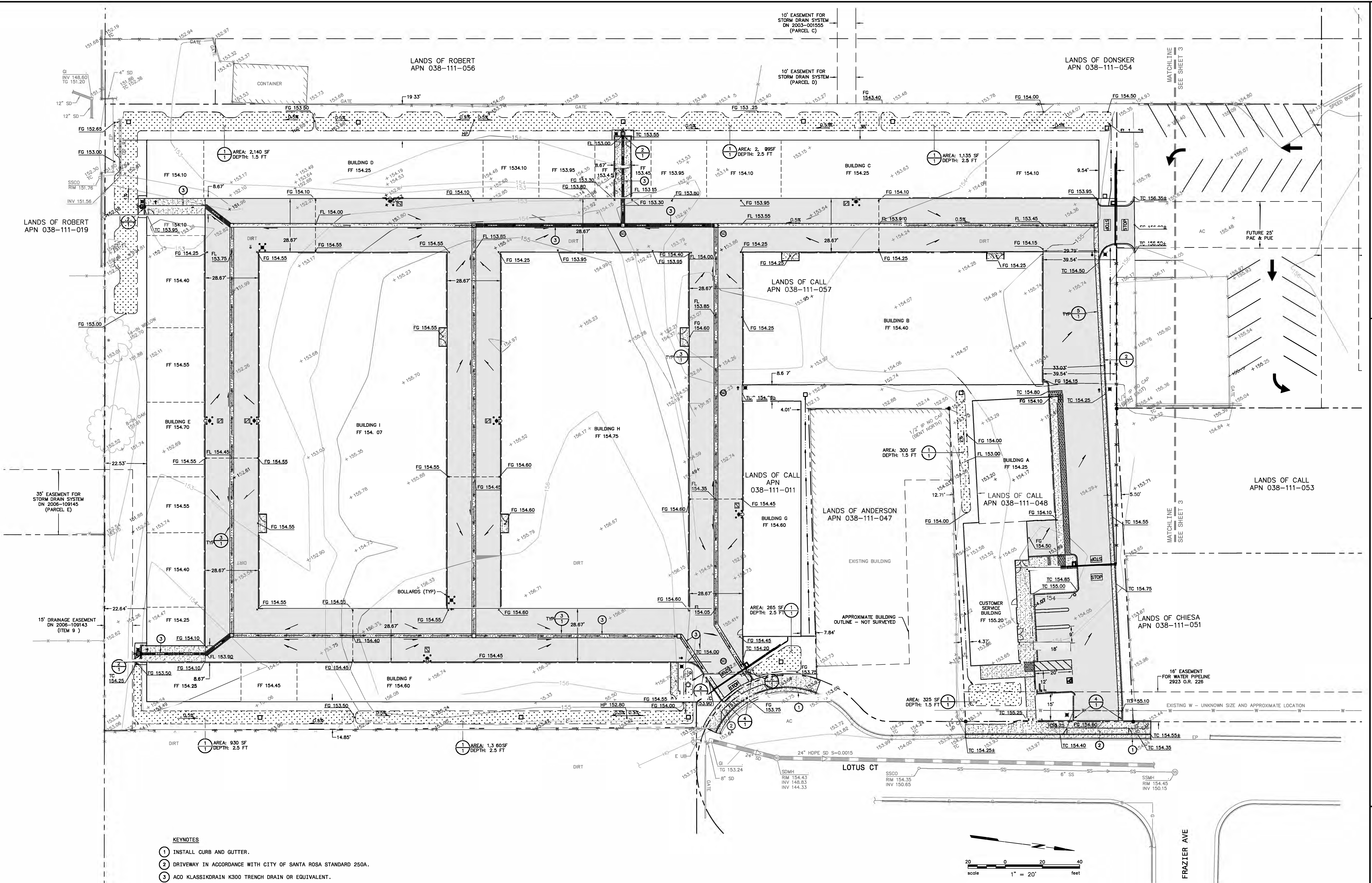


SANTA ROSA SELF STORAGE
APN 038-111-011, -057
LOTUS COURT, SANTA ROSA

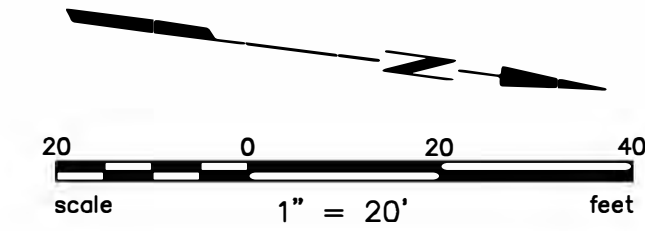
SITE GRADING AND DRAINAGE PLAN

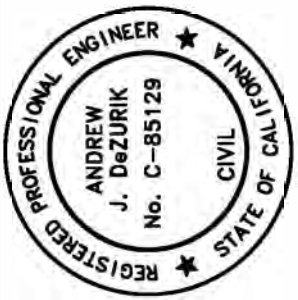
Revisions	
No.	
Date: NOVEMBER 2019	
Scale: AS SHOWN	
Design: AJD	
Drawn: IT	
Approved: AJD	
Job No: 20191092	

Drawing Number:
C2
2 OF 5



- KEYNOTES**
- 1 INSTALL CURB AND GUTTER.
 - 2 DRIVEWAY IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 250A.
 - 3 ACO KLASSIKDRAIN K300 TRENCH DRAIN OR EQUIVALENT.





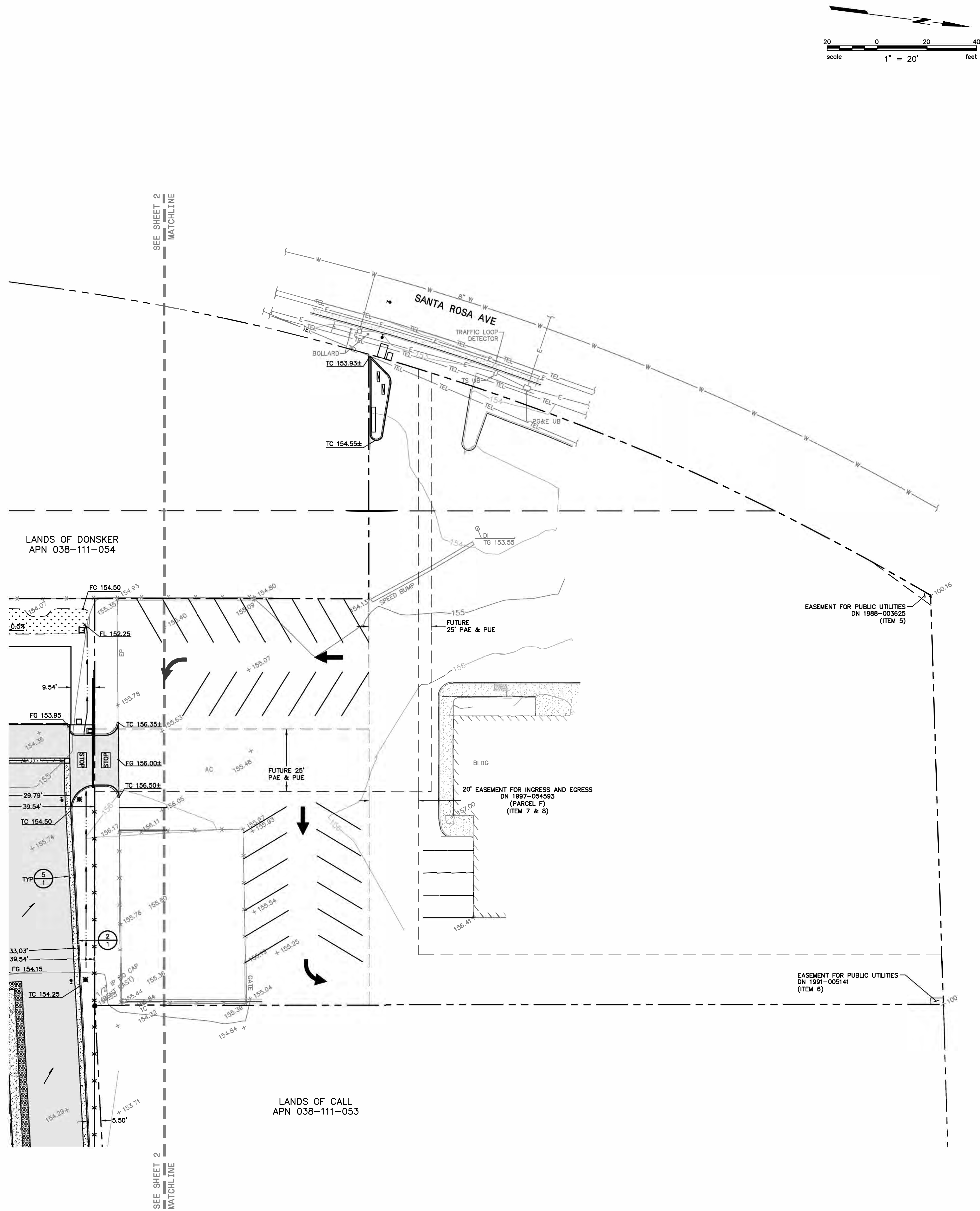
PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE: 11/14/2019
ANDREW J. DEZURIK C 85129

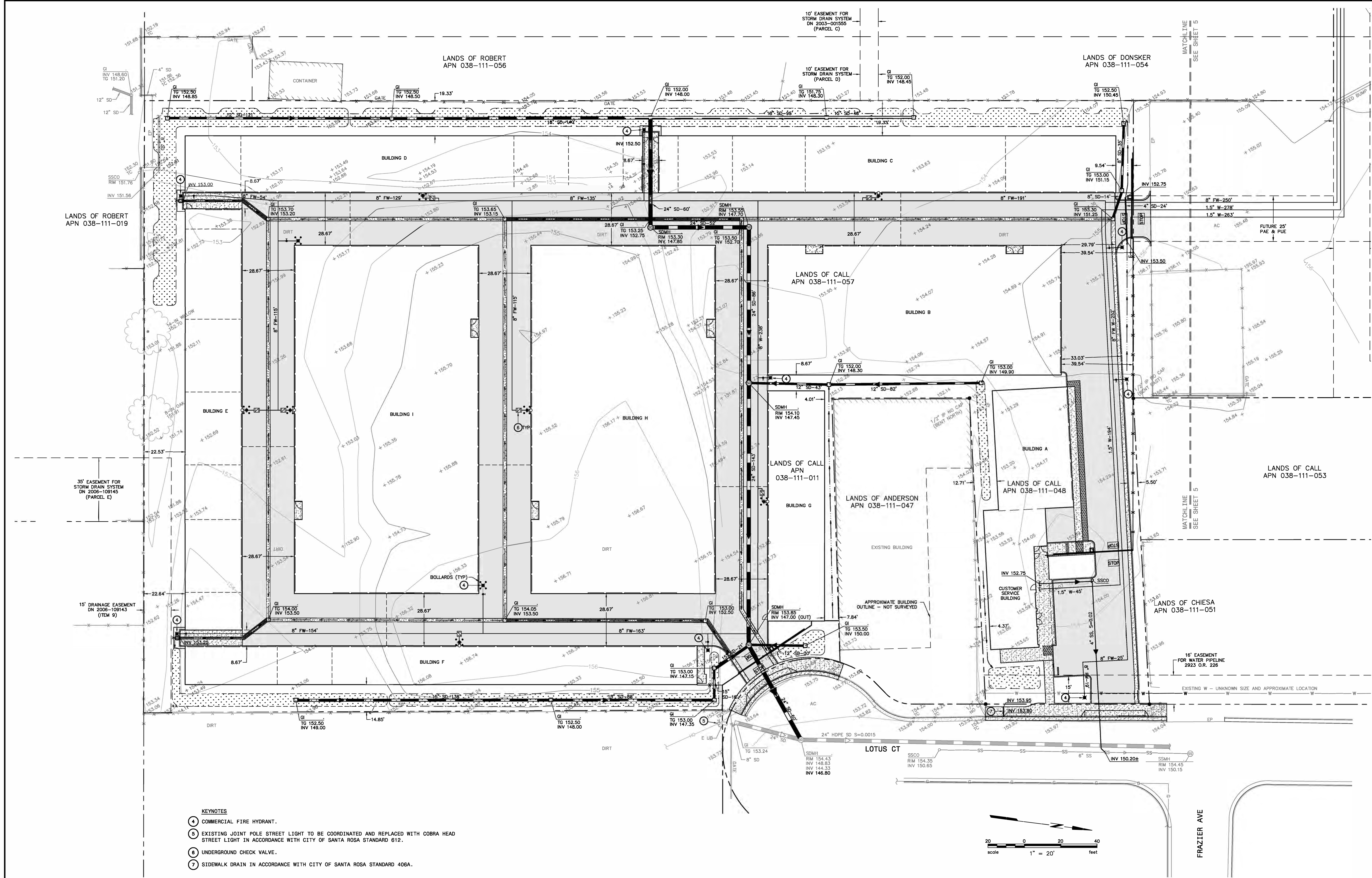


SANTA ROSA SELF STORAGE
APN 038-111-011, -057
LOTUS COURT, SANTA ROSA

SITE GRADING AND DRAINAGE PLAN

Revisions		No.	
Date: NOVEMBER 2019			
Scale: AS SHOWN			
Design: A.J.D.			
Drawn: J.T.			
Approved: A.J.D.			
Job No: 201910622			
Drawing Number:			
C3			
3	OF		5





- KEYNOTES**
- ④ COMMERCIAL FIRE HYDRANT.
 - ⑤ EXISTING JOINT POLE STREET LIGHT TO BE COORDINATED AND REPLACED WITH COBRA HEAD STREET LIGHT IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 612.
 - ⑥ UNDERGROUND CHECK VALVE.
 - ⑦ SIDEWALK DRAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 406A.

PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE: 11/14/2019
ANDREW J. DEZURIK C 85129

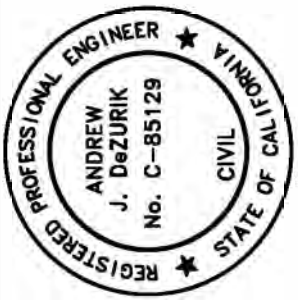
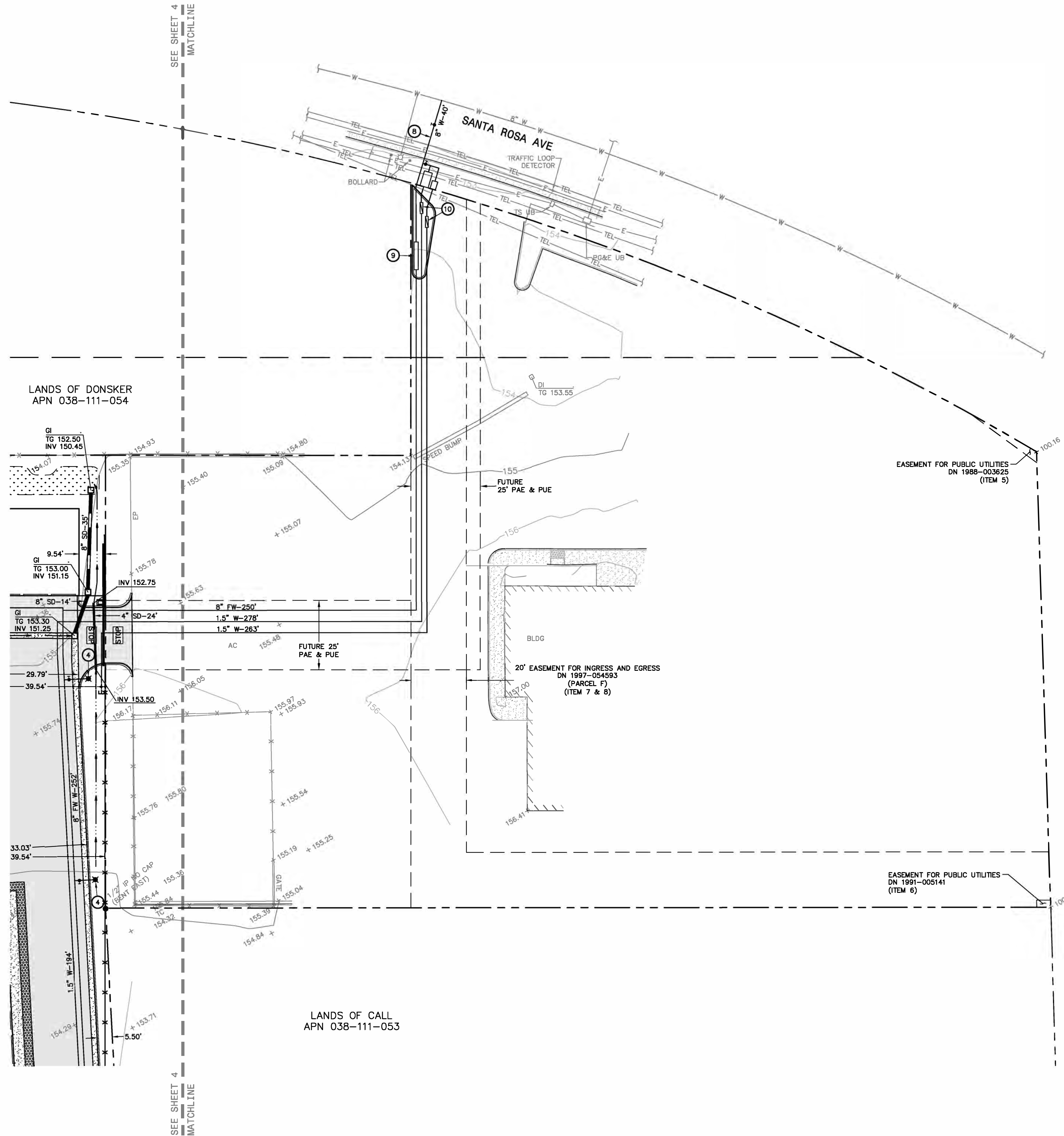
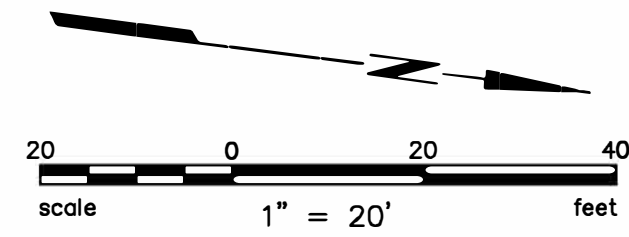
BKF
BENTON & BOWEN
KIMLEY-HORN
AND ASSOCIATES
2500 AVENUE 100, SUITE 200
SANTA ROSA, CA 95403
TEL: (707) 548-5800
FAX: (707) 548-5809

SANTA ROSA SELF STORAGE
APN 038-111-011, -057
LOTUS COURT, SANTA ROSA
SITE UTILITY PLAN

Revisions	
No.	Description
1	DATE: NOVEMBER 2019 Scale: AS SHOWN Designer: A.J.D. Drawn: J.T. Approved: A.J.D. Job No: 20181062
Drawing Number:	
C4	
4	OF 5

KEYNOTES

- 8 NEW COMBINATION WATER SERVICE (DOMESTIC, IRRIGATION, AND FIRE PROTECTION).
- 9 REDUCED DOUBLE DETECTOR CHECK.
- 10 REDUCED PRESSURE BACKFLOW PREVENTION DEVICE.



PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE: 11/14/2019
ANDREW J. DEZURIK C 85129



SANTA ROSA SELF STORAGE
APN 038-111-011, -057
LOTUS COURT, SANTA ROSA
SITE UTILITY PLAN

Revisions		No.	
Date: NOVEMBER 2019	Scale: AS SHOWN		
Drawn: IT	Approved: A.J.D.		
Job No: 201910622			
Drawing Number:		C5	
5		OF	
5		5	