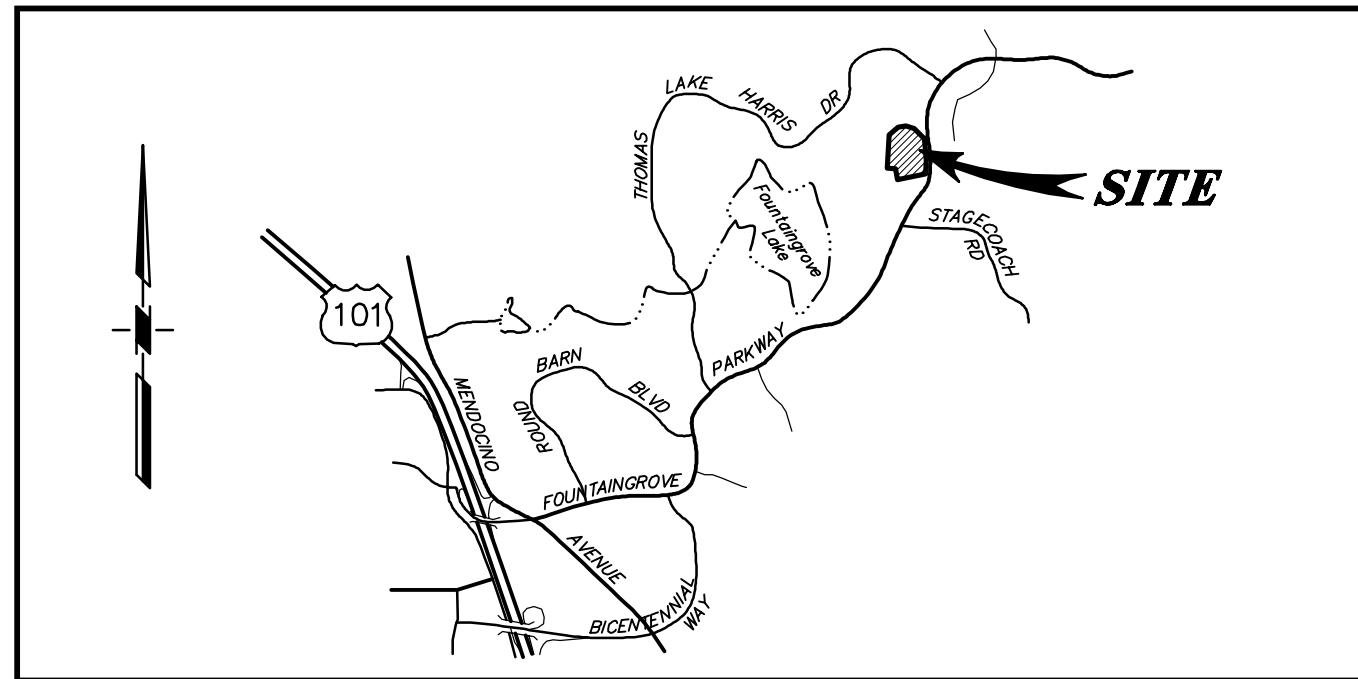
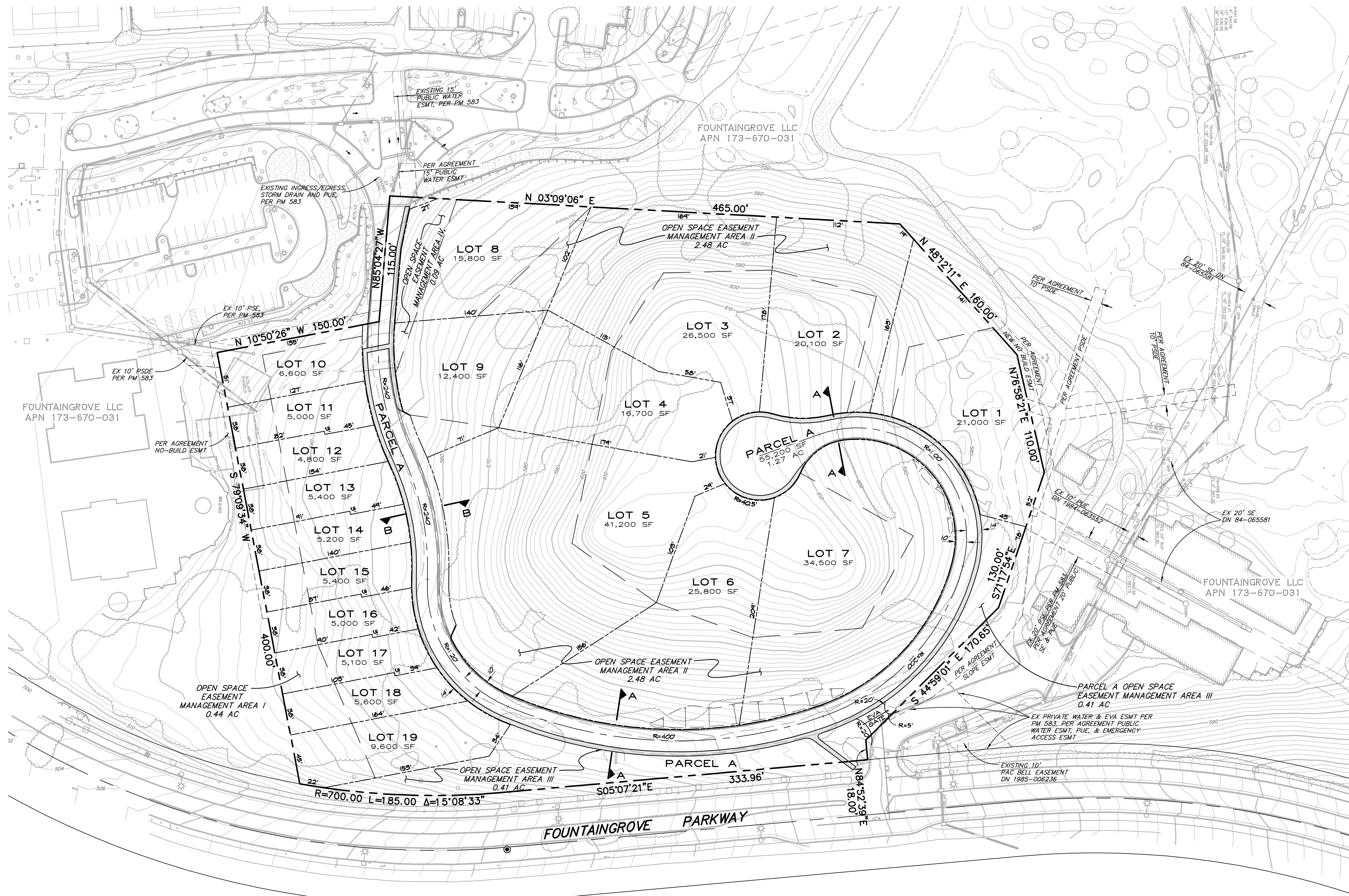


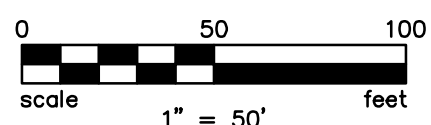
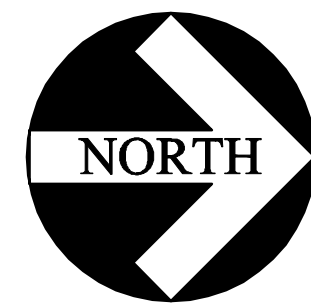


VICINITY MAP

NTS

LEGEND

SUBDIVISION BOUNDARY	---
STREET GRADE	 0.50%
STREET LIGHT	.....
WATER (PVC), FIRE HYDRANT, BLOWOFF (PUBLIC)	.....
SEWER (PVC), MANHOLE, CLEAN OUT (PRIVATE)	.....
STORM DRAIN (RCP), CATCH BASIN, DROP INLET (PRIVATE)	.....
RETAINING WALL	.....
SLOPE	.....
EXISTING CONTOUR	 256
PROPOSED CONTOUR	 256
VEGETATIVE SWALE	.....
STORM DRAIN RAIN GARDEN	.....
NATIVE STACKED BOULDER WALL	.....
PUBLIC STORM DRAIN EASEMENT	 SDE
PUBLIC SEWER EASEMENT	 SE
PRIVATE STORM DRAIN EASEMENT	 PSDE
PRIVATE SEWER EASEMENT	 PSE
EXISTING TREES: SAVE	.....
REMOVE	 X
MAY REMOVE	.....



SHEET INDEX

SHEET 1	SUBDIVISION PLAN
SHEET 2	UTILITY PLAN
SHEET 3	GRADING PLAN WEST
SHEET 4	GRADING PLAN EAST

NOTES

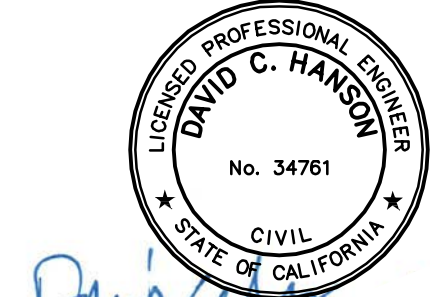
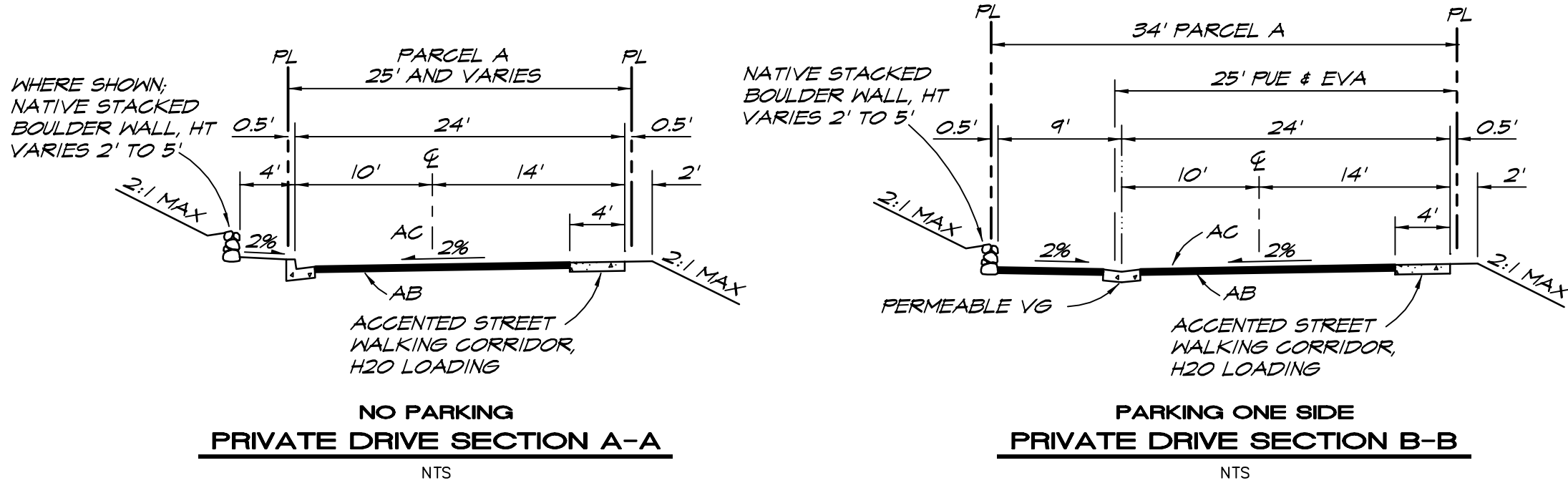
- ALL STREETS ARE PRIVATE UNLESS OTHERWISE SHOWN.
- ALL PAD ELEVATIONS ARE ABOVE 100-YEAR FLOOD ELEVATION.
- ANY SEPTIC SYSTEMS AND WELLS WILL BE REMOVED IN ACCORDANCE WITH SONOMA COUNTY HEALTH DEPARTMENT REGULATIONS.
- ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
- ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED. EXISTING SOLAR PANELS WILL BE ADJUSTED AS MUTUALLY AGREED.
- ALL EXISTING TREES WITHIN ROADWAY ARE TO BE REMOVED. ALL TREES WITHIN OPEN SPACE MANAGEMENT AREA ARE TO REMAIN UNLESS OTHERWISE NOTED.
- STORM DRAIN SIZES SHOWN ARE APPROXIMATE ONLY. EXACT SIZE WILL BE DETERMINED WITH IMPROVEMENT PLANS AND CALCULATIONS.
- SEWER INVERT ELEVATIONS SHALL BE BASED UPON THE FINAL DESIGN OF INFRASTRUCTURE SEWER IMPROVEMENTS. LOT 10-19 WILL HAVE PACKAGED SEWER PUMP TO DISCHARGE TO PARCEL A.
- SUBDIVIDER INTENDS TO RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS PROJECT PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- TERRAZZO AT FOUNTAIN GROVE IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- OPEN SPACE MANAGEMENT AREAS TO BE MAINTAINED BY A HOME OWNER'S ASSOCIATION
- PARCEL A TO BE OWNED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION.
- REFERENCE THE DEVELOPMENT PLAN FOR BUILDING SET BACK AND OTHER ZONING INFORMATION.

PROJECT DATA

ADDRESS 1601 FOUNTAIN GROVE PARKWAY
ASSESSORS PARCEL NUMBER 173-670-024
TOTAL GROSS ACREAGE 1.50 ACRES
GENERAL PLAN LAND USE RESORT
ZONING: EXISTING ZONING PD PROPOSED ZONING PD
DENSITY 2.53 DU/AC
LOT SIZE: SMALLEST - 4,800 S.F., LARGEST - 41,200 S.F., AVG - 14,100 S.F.
WATER SUPPLY CITY OF SANTA ROSA
SEWAGE DISPOSAL CITY OF SANTA ROSA

BENCH MARK

BASED UPON COORDINATE MONUMENT G-464



DAVID C. HANSON, PE 34761 DATE 6/10/2016



BRUCE E. JARVIS, PLS 5143 DATE 6/10/2016

TENTATIVE MAP TERRAZZO AT FOUNTAINGROVE

SANTA ROSA, CALIFORNIA

19 LOTS + 1 PARCEL, 1.50 ACRES

APR 2015, REV. JAN 2016
REV. JUN 2016

BEING A SUBDIVISION OF PARCEL 2 OF THE LANDS OF CGF EQUITIES ARL GOBAR FUTRELL LLC, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2006R053406 OF OFFICIAL RECORDS OF SONOMA COUNTY, AND AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 605 OF MAPS, AT PAGE 46, SONOMA COUNTY RECORDS.

OWNER / DEVELOPER
FOUNTAINGROVE TERRAZZO
GENERAL PARTNERSHIP
499 Humboldt Street
Santa Rosa, CA. 95404
(707) 568-3482

ENGINEER & SURVEYOR
CARLILE • MACY
15 Third Street
Santa Rosa, CA. 95401
(707) 542-6451

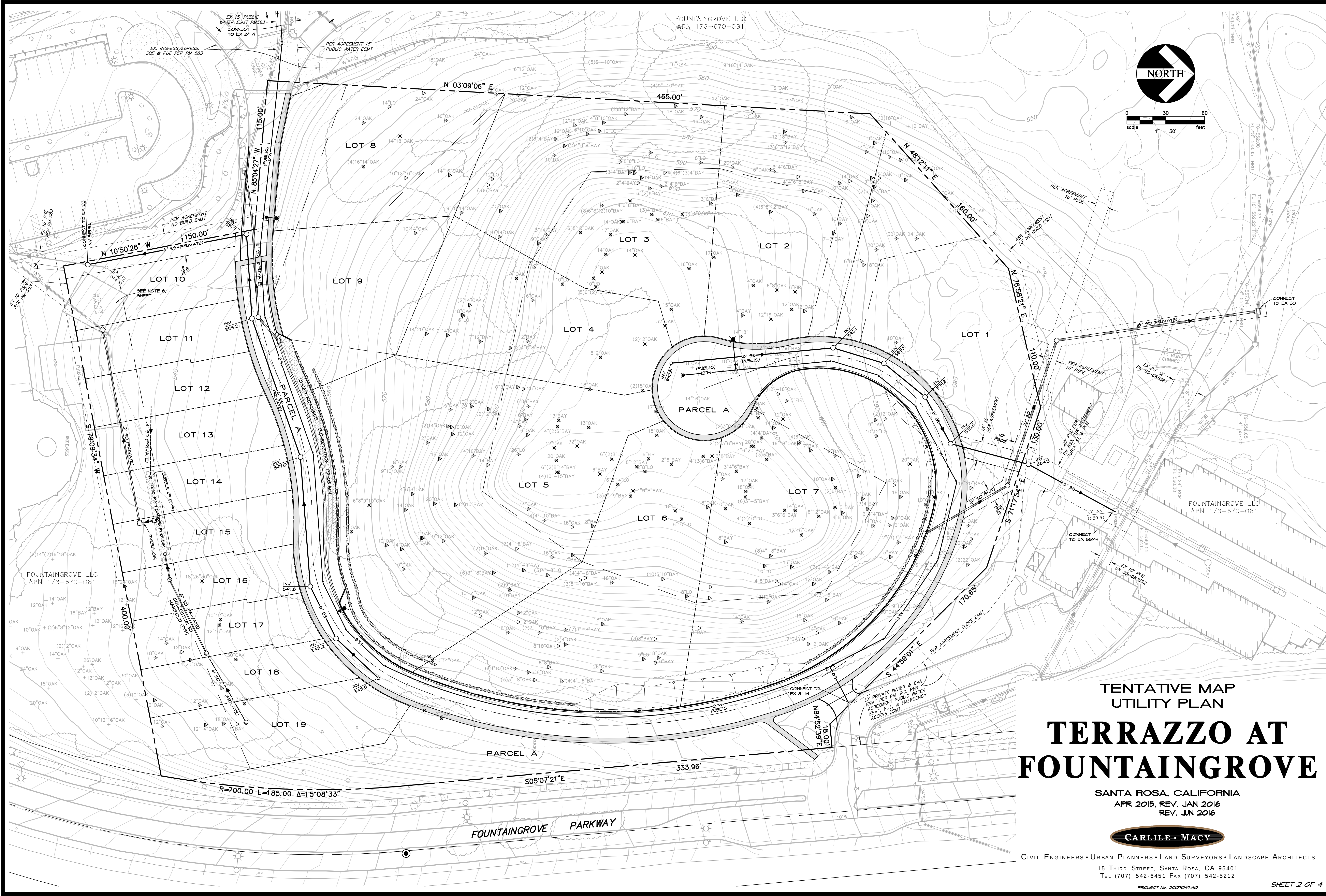


CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

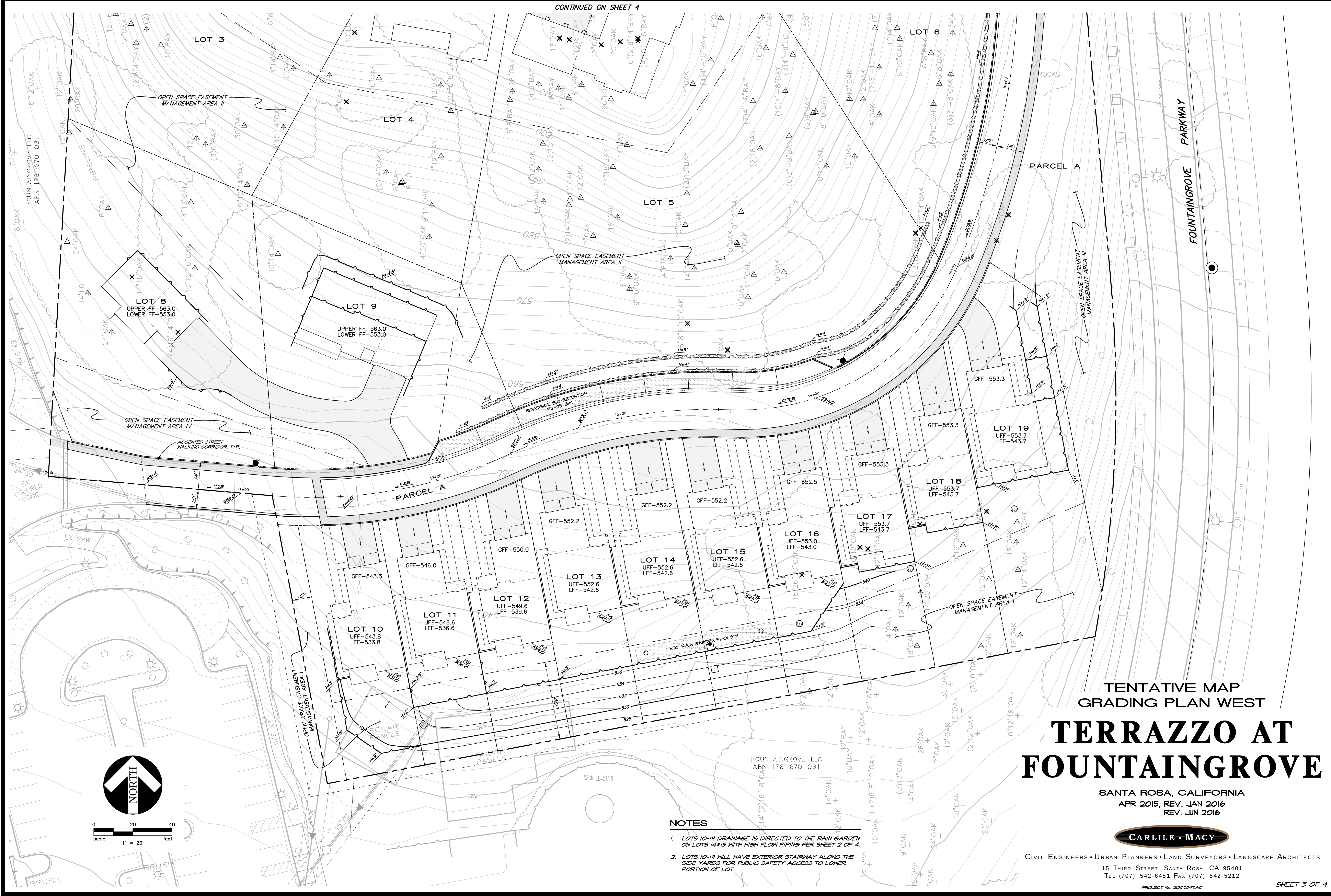
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 200704140

SHEET 1 OF 4



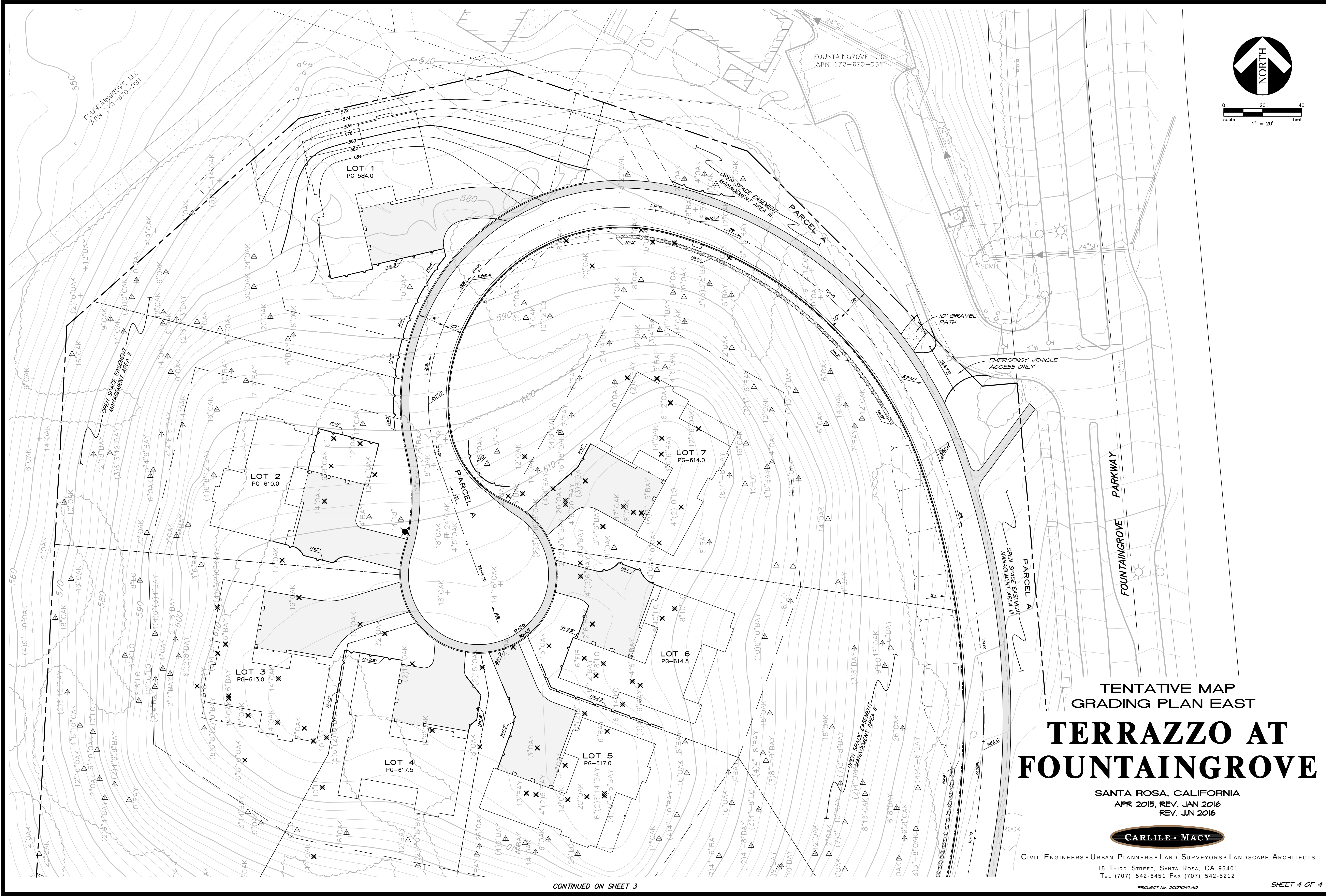
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[User files: 0704TAD-BRDY, 0704TAD-TM-HC]



NOTES

- LOTS 10-19 DRAINAGE IS DIRECTED TO THE RAIN GARDEN ON LOTS 14&15 WITH HIGH FLOW PIPING PER SHEET 2 OF 4.
- LOTS 10-19 WILL HAVE EXTERIOR STAIRWAY ALONG THE SIDE YARDS FOR PUBLIC SAFETY ACCESS TO LOWER PORTION OF LOT.

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CONTINUED ON SHEET 3

TENTATIVE MAP
GRADING PLAN EAST
**TERRAZZO AT
FOUNTAINGROVE**

SANTA ROSA, CALIFORNIA
APR 2015, REV. JAN 2016
REV. JUN 2016

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

PROJECT No. 2007047A0

SHEET 4 OF 4
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