

P:\MCE JOBS\2017\169-17 WORDEN SUBDIVISION-SCHELLINGER\DWG\169-17 TM.DWG 1/9/2020 10:52 AM MI

LEGEND

	RECORD BOUNDARY LINE
	ADJACENT RECORD BOUNDARY LINE
	PROPOSED LOT BOUNDARY
	PROJECT BOUNDARY
	RIGHT OF WAY LINES
	PROPOSED RETAINING WALL
	EXISTING FENCE LINE (TYPE VARIES)
	FINISH GRADE SURFACE SLOPE AND DIRECTION
	PROPOSED EARTH SWALE PER DETAIL ON SHEET C15
	PROPOSED STORM DRAIN DROP INLET (D.I.)
	PROPOSED STORM DRAIN CURB INLET (SDCI) PER CITY STD.
	PROPOSED STORM DRAIN MANHOLE (SDMH) PER CITY STD.
	PROPOSED HOPE STORM DRAIN PIPE
	PROPOSED 48" S SEWER MANHOLE PER CITY STD.
	PROPOSED SANITARY SEWER CLEANOUT PER CITY STD.
	PROPOSED 8" S SEWER MAIN PER CITY STD.
	PROPOSED 8" W WATER MAIN PER CITY STD.
	PROPOSED EARTHEN SWALE (ARROW POINTS IN DIRECTION OF FLOW)
	PROPOSED FIRE HYDRANT PER CITY STD.
	PROPOSED GATE VALVE PER CITY STD.
	PROPOSED STREET LIGHT
	CURB RAMP TYPE A PER CITY STD. 232 A
	PROPOSED RESIDENTIAL DRIVEWAY APPROACH PER CITY STD.
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	EXISTING ASPHALT
	LID TREATMENT AREA

ABBREVIATIONS

AB	AGGREGATE BASE	S=	SLOPE
AC	ASPHALT CONCRETE	SD	STORM DRAIN
ADU	ACCESSORY DWELLING UNIT	SDMH	STORM DRAIN MANHOLE
BSW	BACK OF SIDEWALK	SS	SANITARY SEWER
BN	BOTTOM OF WALL	SSCO	SANITARY SEWER CLEANOUT
C	COMPACT	SSFM	SANITARY SEWER FORCE MAIN
CB	CATCH BASIN	SSMH	SANITARY SEWER MANHOLE
CONC	CONCRETE	STD	STANDARD
DI	DROP INLET	SW	SIDEWALK
DWY	DRIVEWAY	TB	TOP OF BANK
EG	EXISTING GROUND	TC	TOP OF CURB
ELEV	ELEVATION	TO	TOP OF GRADE
EP	EDGE OF PAVEMENT	TW	TOP OF WALL
ESMT	EASEMENT	TYP	TYPICAL
(E), EX	EXISTING	W	WATER LINE
FC	FACE OF CURB	WM	WATER METER
FG	FINISH GRADE	WS	WATER SERVICE
FIRE	FIRE SERVICE MAIN		
GB	GRADE BREAK		
HOA	HOME OWNER'S ASSOCIATION		
HT	HEIGHT		
IFD	IN FAVOR OF		
MIH	MIDDLE INCOME HOUSING UNIT		
PCC	PORTLAND CEMENT CONCRETE		
PVT	PRIVATE		
PUE	PUBLIC UTILITY EASEMENT		
R	RESERVED		
R/W	RIGHT OF WAY		

UTILITIES

SEWER SERVICE:	CITY OF SANTA ROSA
WATER SERVICE:	CITY OF SANTA ROSA
GAS/ELECTRIC:	PG&E/PG&E
CABLE/TELEPHONE:	COMCAST/AT&T
FIRE PROTECTION:	CITY OF SANTA ROSA

ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
BENCHMARK CONTROL POINT #100-GPS CONTROL POINT.
ELEVATION = 123.19' (NGVD1929 ELEVATION)

BASIS OF BEARINGS

BASIS OF BEARINGS: N05°38'06"W
BETWEEN TWO BRASS DISKS FOUND IN MONUMENT WELLS AS CALCULATED FROM RECORD OF SURVEY 703 MAPS, 24-25 SONOMA COUNTY RECORDS.

ADDITIONAL PROJECT DATA

NEAREST FAULT ZONE: ROGERS CREEK FAULT ZONE
LANDSLIDES: NO KNOWN LANDSLIDES ON SITE.
FLOOD ZONE: FEMA FLOOD HAZARD MAP 06097C0736F INDICATES THE SITE IS ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER

SCHELLINGER BROTHERS
1270 AIRPORT BOULEVARD
SANTA ROSA, CA 95403
(707) 975-1162

CIVIL ENGINEER

CORT MUNSELLE
MUNSELLE CIVIL ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
PHONE: (707) 395-0968

DEVELOPER

SCHELLINGER BROTHERS
1270 AIRPORT BOULEVARD
SANTA ROSA, CA 95403
(707) 975-1162

ARCHITECT

JON WORDEN
JON WORDEN ARCHITECTS, INC.
33 HEALDSBURG AVE #D
HEALDSBURG, CA 95448

SURVEYOR

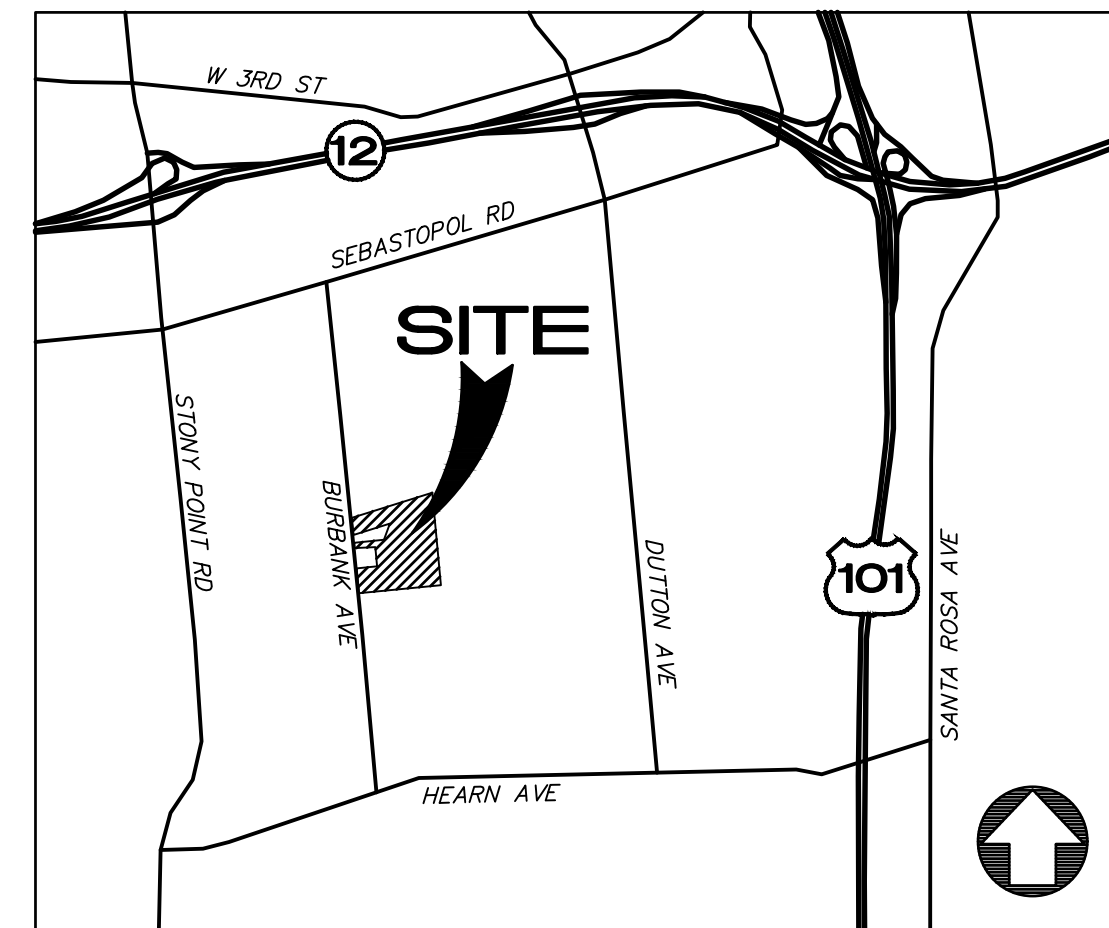
STEVE KLEIN
MUNSELLE CIVIL ENGINEERING
513 CENTER STREET
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PHONE: (707) 395-0968

LANDSCAPE ARCHITECT

MARK BOWERS
RESOURCE DESIGN
835 PINER ROAD #E
SANTA ROSA, CA 95403

SHEET INDEX

1	SITE LAYOUT, LEGEND, PROJECT DATA AND NOTES
2	EXISTING CONDITIONS EXHIBIT
3	NORTH PORTION
4	SOUTH PORTION
5	PHASING PLAN
6	TYPICAL LOT GRADING DETAILS



VICINITY MAP

NO SCALE

NOTES

- ALL STREETS ARE PUBLIC UNLESS OTHERWISE SHOWN.
- PAD ELEVATIONS SHOWN ARE ABOVE THE 100-YEAR FLOOD ELEVATION.
- ANY SEPTIC SYSTEMS OR WELLS WITHIN THE PROJECT LIMITS WILL BE REMOVED IN ACCORDANCE WITH SONOMA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REGULATIONS. SEPTIC AREAS SHOWN ON SHEET 2 ARE THE ONLY SEPTIC SYSTEMS FOR THE SUBJECT PROJECT ON FILE WITH SONOMA COUNTY PRMD.
- ENGINEER IS NOT AWARE OF ADVERSE SOIL CONDITIONS OR HAZARDOUS MATERIALS ON SITE THAT WOULD PREVENT THIS TYPE OF DEVELOPMENT.
- STORM DRAIN PIPE SIZES SHOWN ARE APPROXIMATE. ACTUAL SIZES WILL BE DETERMINED DURING THE IMPROVEMENT PLAN PHASE.
- ALL UTILITIES SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE (PVT.)
- THE DUPLEXES AND APARTMENT BUILDINGS SHOWN SHALL BE SERVED BY WATER METERS AT IN THE PUBLIC RIGHT OF WAY. DUPLEX WATER LATERALS FROM THE METER TO THE HOUSE WILL BE ROUTED IN A PRIVATE UTILITY EASEMENT.

PROJECT DATA

ADDRESS:	1400, 1690, 1720, 1780 BURBANK AVENUE SANTA ROSA, CA
APN:	125-331-003, 125-361-006, -007, -003
PROPOSED OCCUPANCY TYPE:	SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL
GENERAL PLAN REQUIRED DENSITY:	8-13 UNITS/ACRE
PROPOSED DENSITY:	9.5 UNITS/ACRE
TOTAL NUMBER OF UNITS:	136

SITE INFORMATION

EXISTING (GROSS) PARCEL AREA:	14.25 AC
PUBLIC RIGHT-OF-WAY:	3.86 AC
TOTAL NUMBER OF LOTS:	75 LOTS (74 LOTS, 74 SFD; PARCEL 1, 62 APTS.)
AVERAGE LOT SIZE (GROSS):	4,688 SF (0.108 AC)
SMALLEST LOT SIZE (GROSS):	2,730 SF (0.063 AC)
LARGEST LOT SIZE (GROSS):	8,517 SF (0.196 AC)

- PROJECT IS NOT LOCATED IN A HIGH FIRE SEVERITY ZONE
- PROJECT WILL REQUIRE A MINOR USE PERMIT FOR A SMALL LOT SUBDIVISION
- PROJECT WILL REQUIRE A MINOR USE PERMIT FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT

PROJECT ZONING

PARCEL APN	125-331-003	125-361-006	125-361-007	125-331-003
GENERAL PLAN DESIGNATION	MULTIPLE MED-LOW RES.	MED-LOW RESIDENTIAL	MED-LOW RESIDENTIAL	MED-LOW RESIDENTIAL
CURRENT AND PROPOSED ZONING	R-1-6-SR	R-1-6-SR	R-1-6-SR	R-1-6
CURRENT LAND USE	UNDEVELOPED	MISC. RES. IMPROVEMENTS	MISC. RES. IMPROVEMENTS	RURAL RES/ SINGLE RES
PROPOSED USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
GP DENSITY (UNITS/AC)	8.0-13.0	8.0-13.0	8.0-13.0	8.0-13.0

TENTATIVE MAP SCHELLINGER BURBANK AVENUE SUBDIVISION

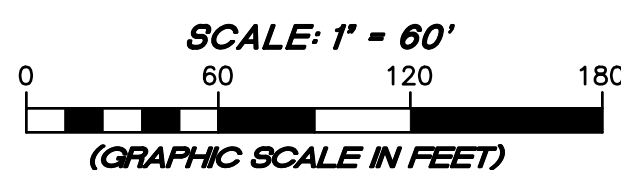
SANTA ROSA, CA

APN: 125-331-003, 125-361-006, 125-361-007, 125-361-003
ADDRESS: 1400, 1690, 1720, 1780 BURBANK AVE.
LOT TOTAL: 74 LOTS + 1 PARCEL PROJECT AREA: 14.25 ACRES
BOUNDARY DESCRIPTION: BEING A SUBDIVISION OF THE LANDS OF SBRI 1780 BURBANK LLC AS DESCRIBED IN DOCUMENT NUMBER 2016-111853, SONOMA COUNTY RECORDS, AND THE LANDS OF SB LAND CO LP AS DESCRIBED BY DOCUMENT NUMBER 2018-059989, SONOMA COUNTY RECORDS

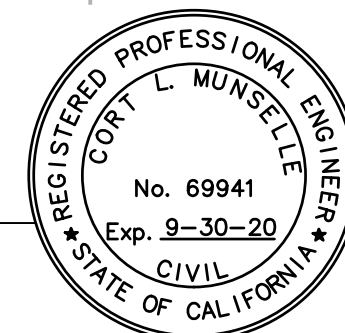
SITE LAYOUT, LEGEND, PROJECT DATA AND NOTES

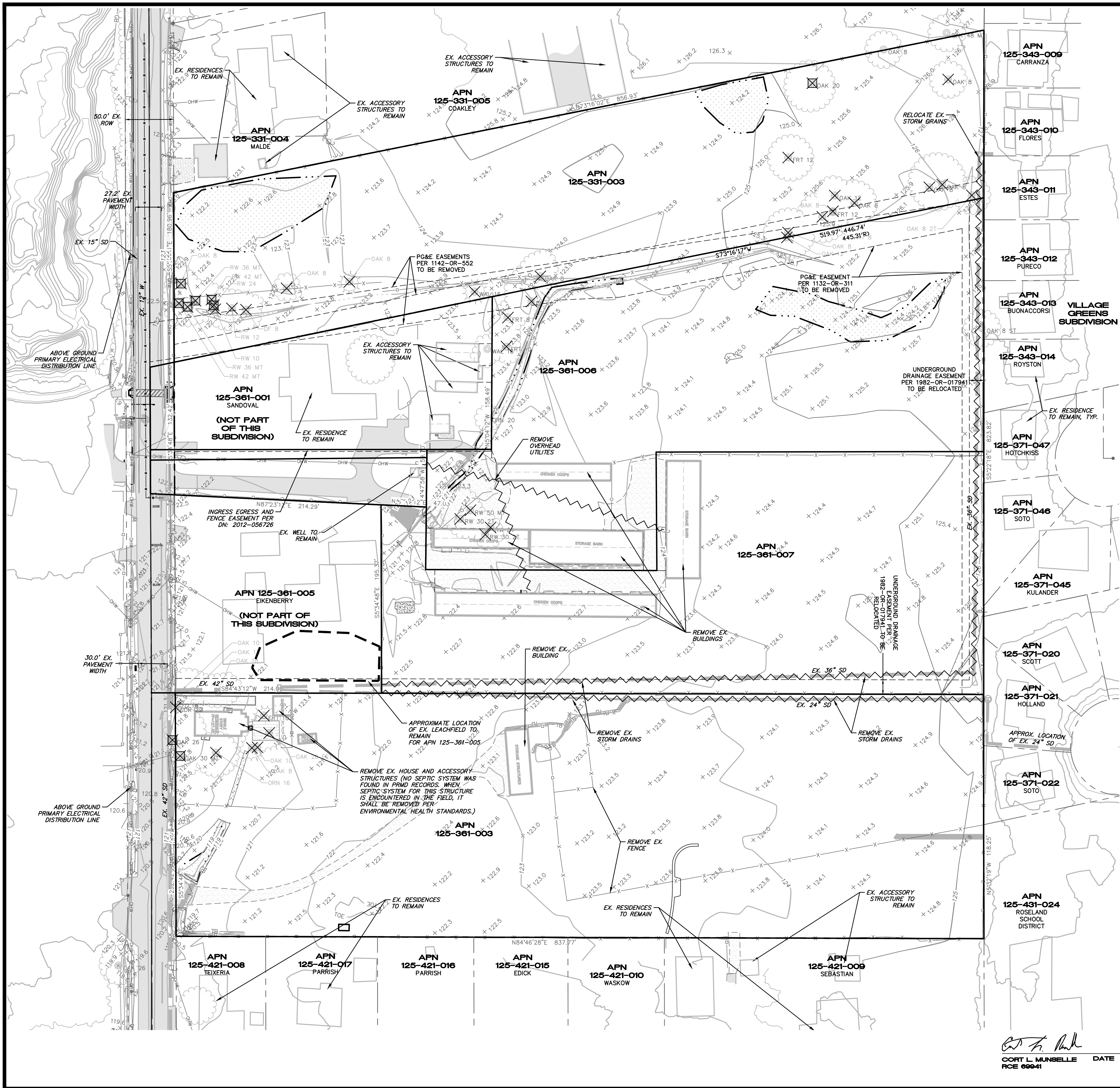
MUNSELLE CIVIL ENGINEERING CIVIL ENGINEERING & LAND PLANNING 513 CENTER STREET HEALDSBURG, CA 95448 (707) 395-0968	JOB: 169-17 DATE: 12-08-2019 SHEET No. 1 OF 6
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CORT L. MUNSELLE
RCE 69941





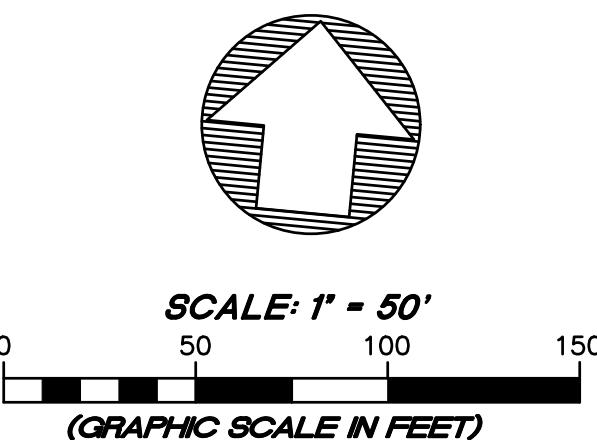
EXISTING CONDITIONS LEGEND

---	RECORD BOUNDARY LINE	---	GAS LINE
---	RECORD ADJOINING BOUNDARY LINE	---	SEWER LINE
---	RECORD EASEMENT LINE	---	ELECTRICAL LINE
---	RECORD CENTERLINE	---	SEPTIC LINE
---	FLOWLINE	---	TREE DRIP LINE
---	EDGE OF CONCRETE	---	TRAFFIC SIGNAL
---	EDGE OF ROAD	---	ASPHALT CONCRETE SURFACE
---	TOP OF BANK	---	GRAVEL SURFACE
---	GRADE BREAK	---	CONCRETE SURFACE
---	BUILDING OVERHANG	---	DECKING
---	BUILDING ENVELOPE	---	SEASONAL WETLAND AS DELINEATED BY WRA IN THEIR 2018 REPORT
---	WOOD FENCE	---	FIRE HYDRANT
---	WIRE FENCE	---	WATER VALVE
---	CHAINLINK FENCE	---	IRRIGATION VALVE
---	OVERHEAD WIRE	---	HOSE BIB
---	WATER LINE		

---	GAS VALVE	---	WELL
---	LIQUID PROPANE TANK	---	CONTROL POINT
---	POWER/Joint POLE	---	SPOT ELEVATION
---	WATER METER	---	TOP OF WALL ELEVATION
---	ELECTRIC METER	---	TREE-TYPE & DIAMETER
---	ELECTRIC PULL BOX	---	TREE TO BE REMOVED
---	GAS METER	---	HERITAGE TREE TO BE REMOVED
---	ELECTRIC VAULT	---	STREET LIGHT
---	STORM DRAIN MANHOLE	---	SIGN
---	SEWER MANHOLE	---	OAK
---	SEWER CLEAN OUT	---	DOUGLAS FIR TREE
---	TEST PIT	---	REDWOOD TREE
---	PERC HOLE	---	FRUIT TREE
---	AREA DRAIN	---	ORNAMENTAL TREE
---	CATCH BASIN	---	CEDAR TREE
---	BOLLARD	---	CORRUGATED METAL PIPE
		---	REINFORCED CONCRETE PIPE

EXISTING CONDITIONS NOTES

1. ALL EXISTING OVERHEAD LINES ON THE SITE TO BE REMOVED AND/OR UNDERGROUNDED (BY OTHERS).



TENTATIVE MAP

SHELLINGER BURBANK AVENUE SUBDIVISION

SANTA ROSA, CA

APN: 125-331-003, 125-361-006, 125-361-007, 125-361-003

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EXISTING CONDITIONS EXHIBIT

MUNSELLE CIVIL ENGINEERING

CIVIL ENGINEERING & LAND PLANNING

513 CENTER STREET

HEALDSBURG, CA 95448

(707) 395-0968

JOB: 169-17

DATE: 12-08-2019

SHEET No. OF

2 6

CORT L. MUNSELLE

No. 69941

Exp. 9-30-20

CIVIL

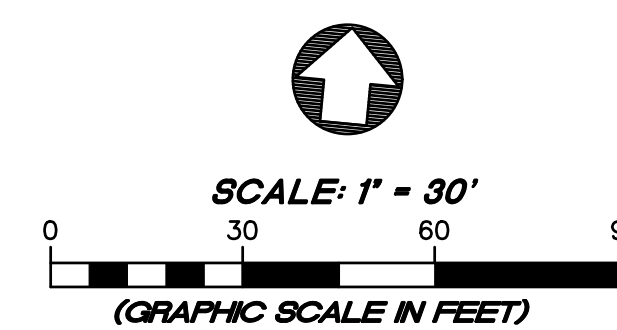
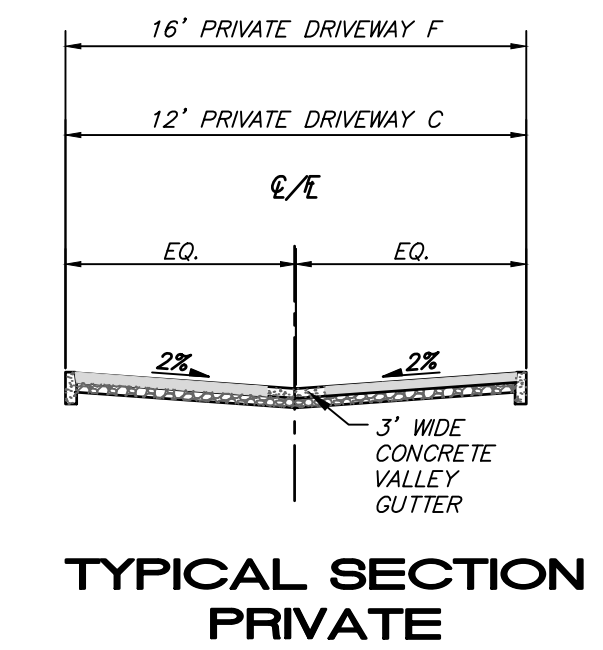
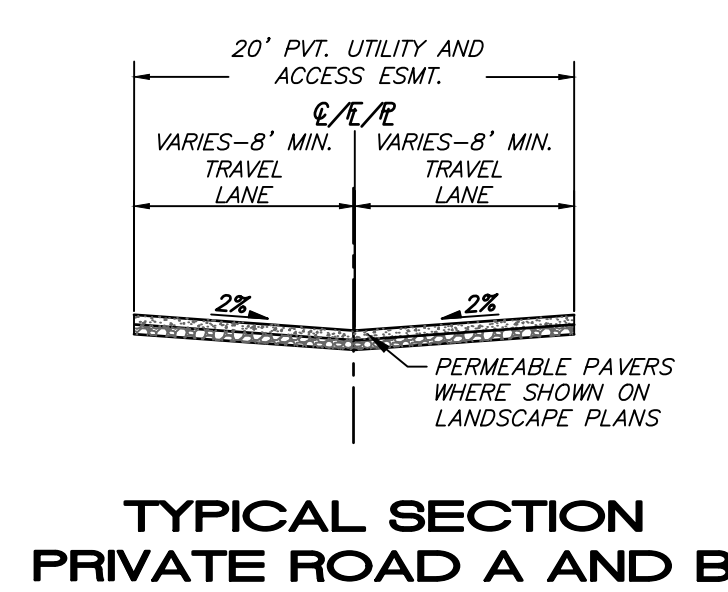
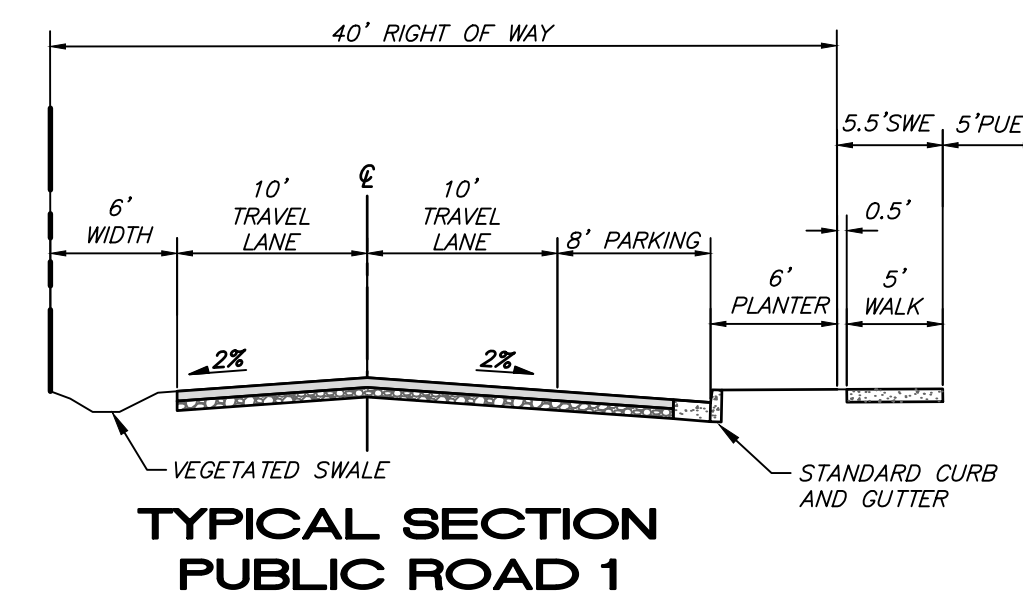
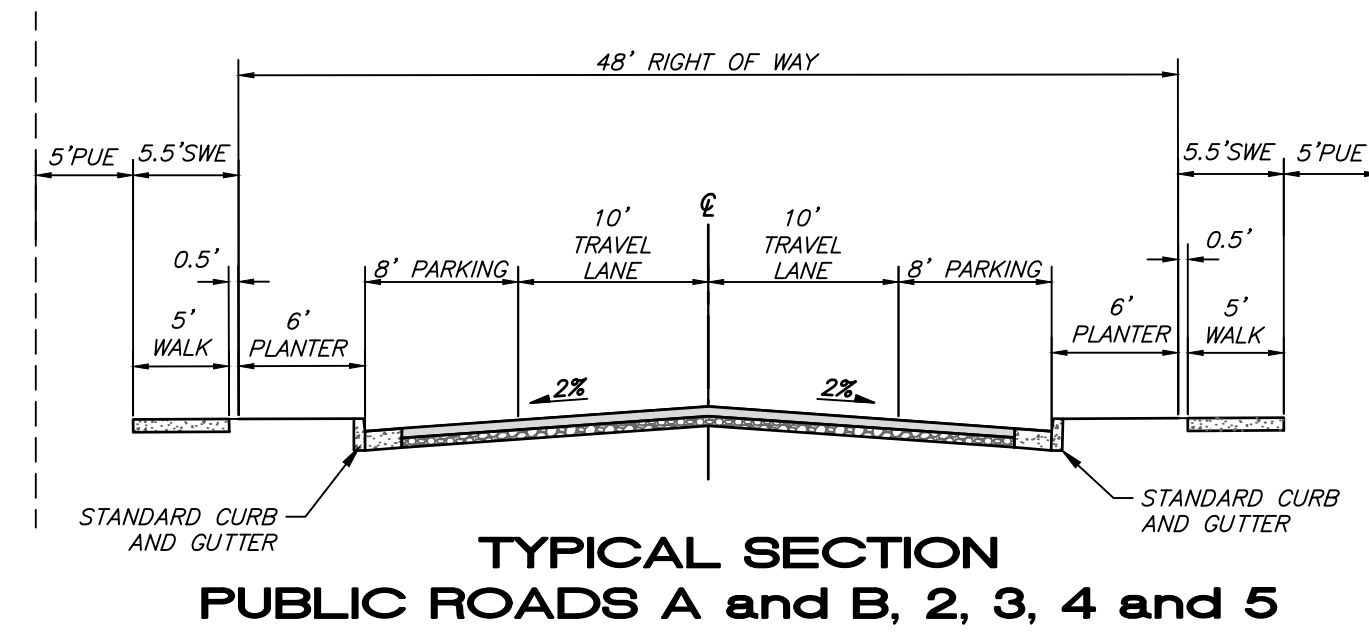
STATE OF CALIFORNIA

CORT L. MUNSELLE

RCE 69941

DATE

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TYPICAL ROADWAY SECTIONS
NOT TO SCALE

TENTATIVE MAP SCHELLINGER BURBANK AVENUE SUBDIVISION

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NORTH PORTION

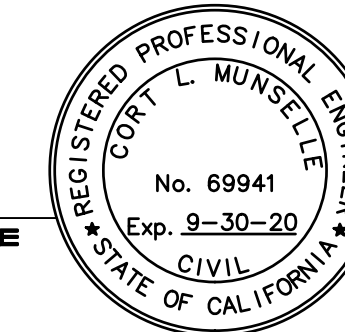
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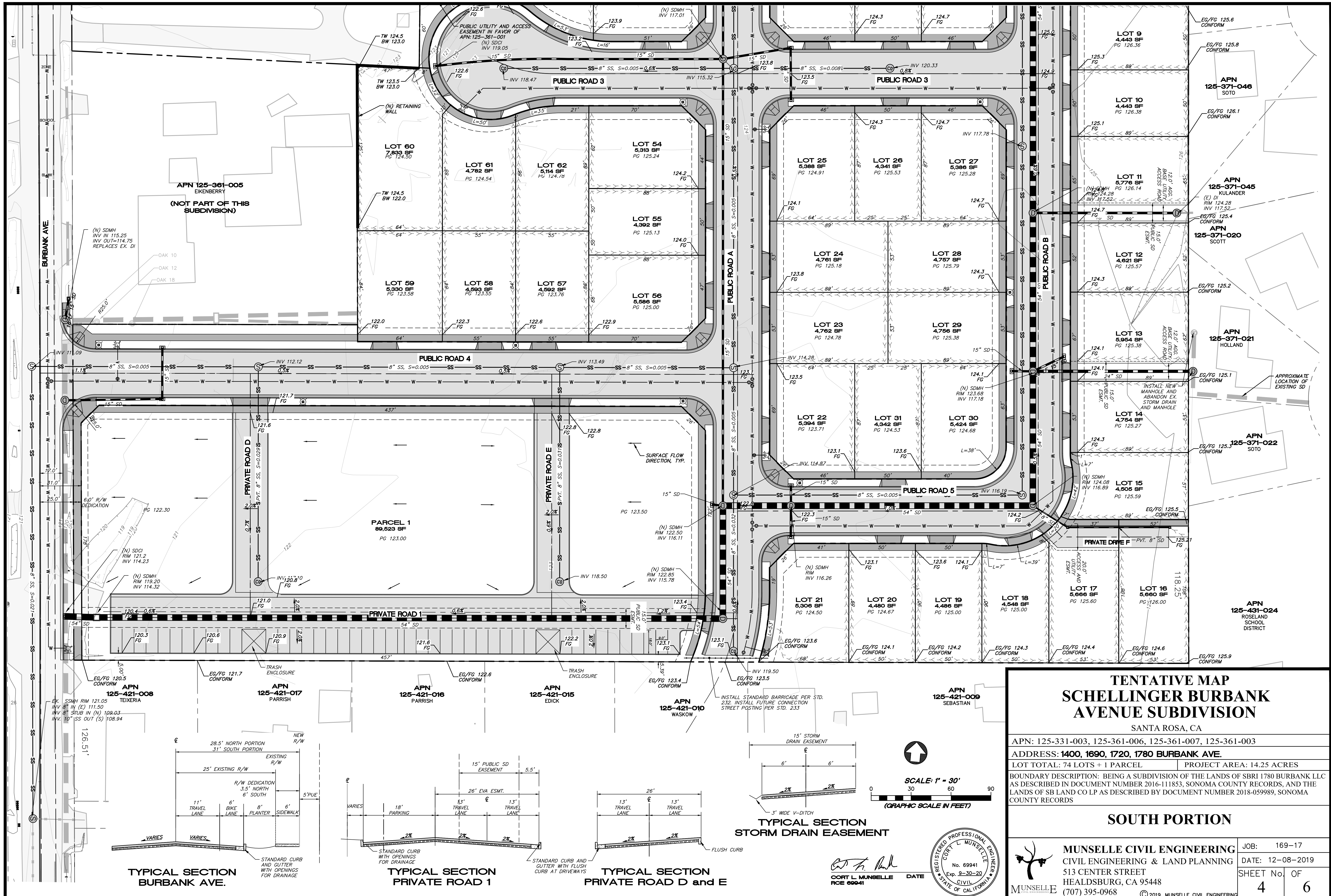
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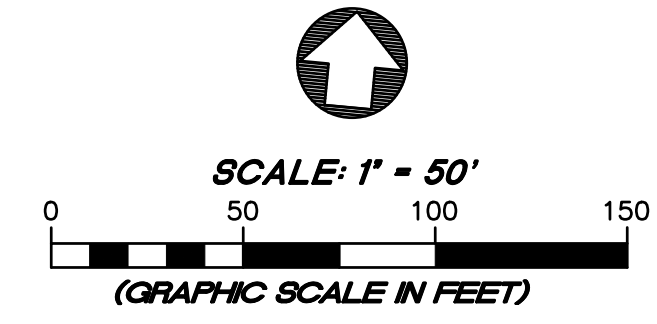
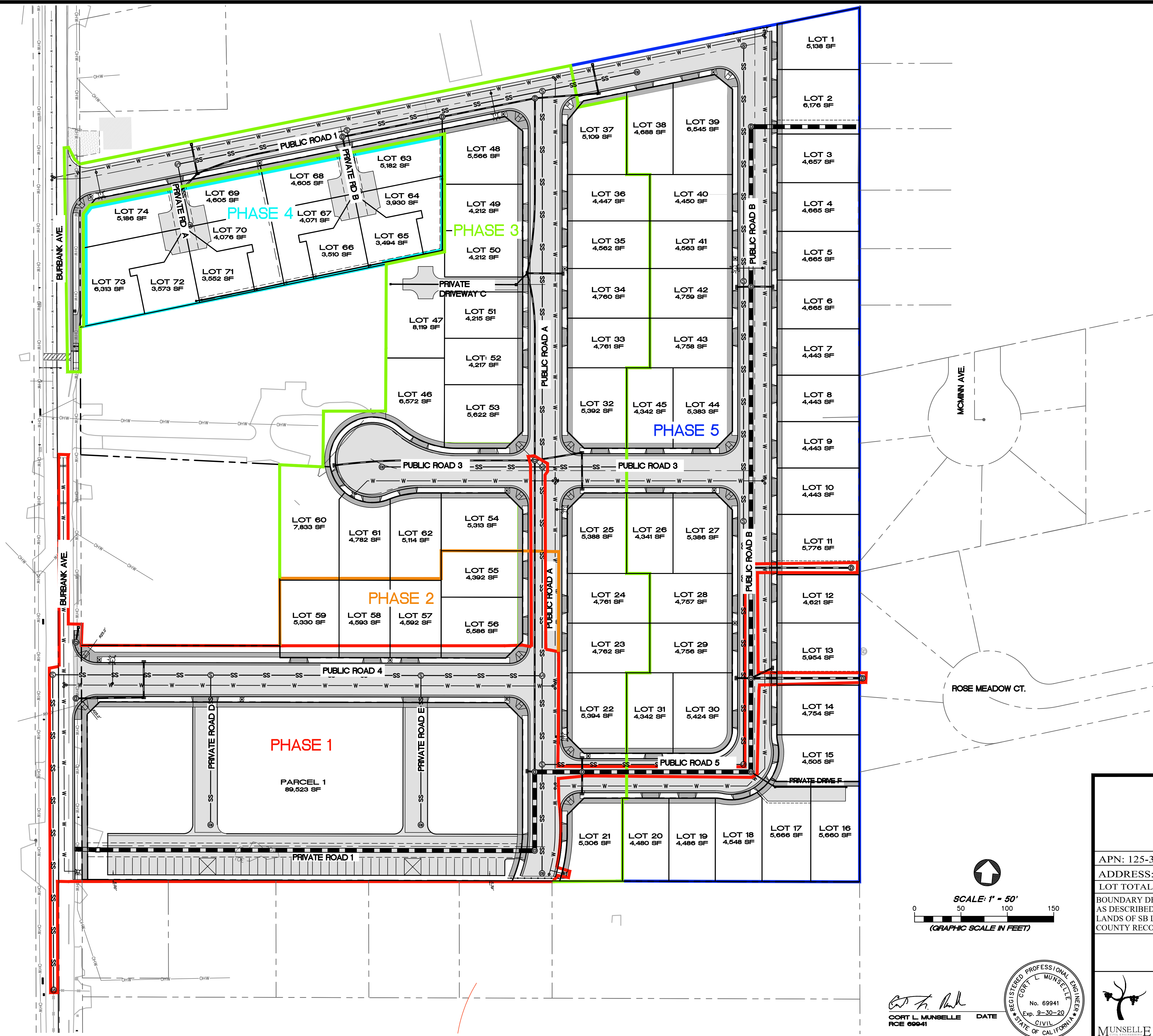
Cort L. Munselle
CORT L. MUNSELLE DATE
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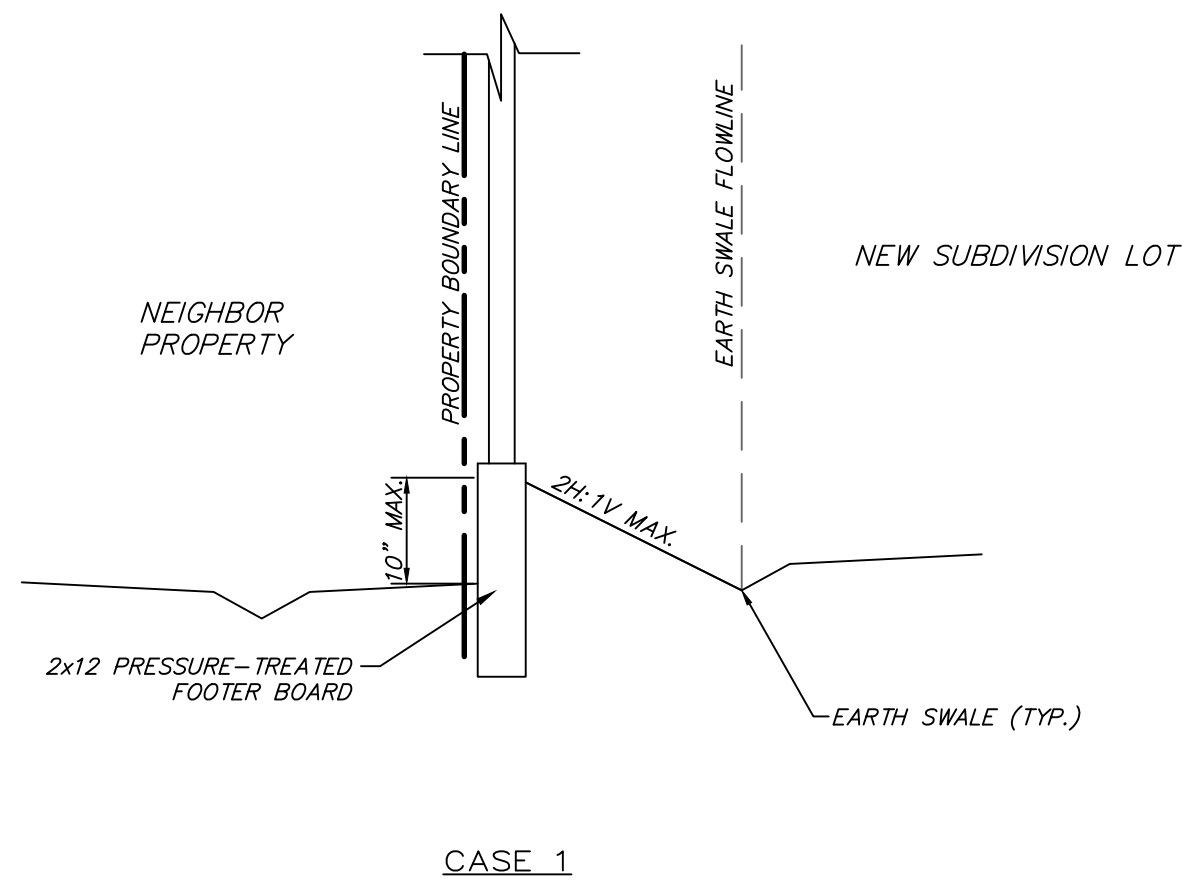
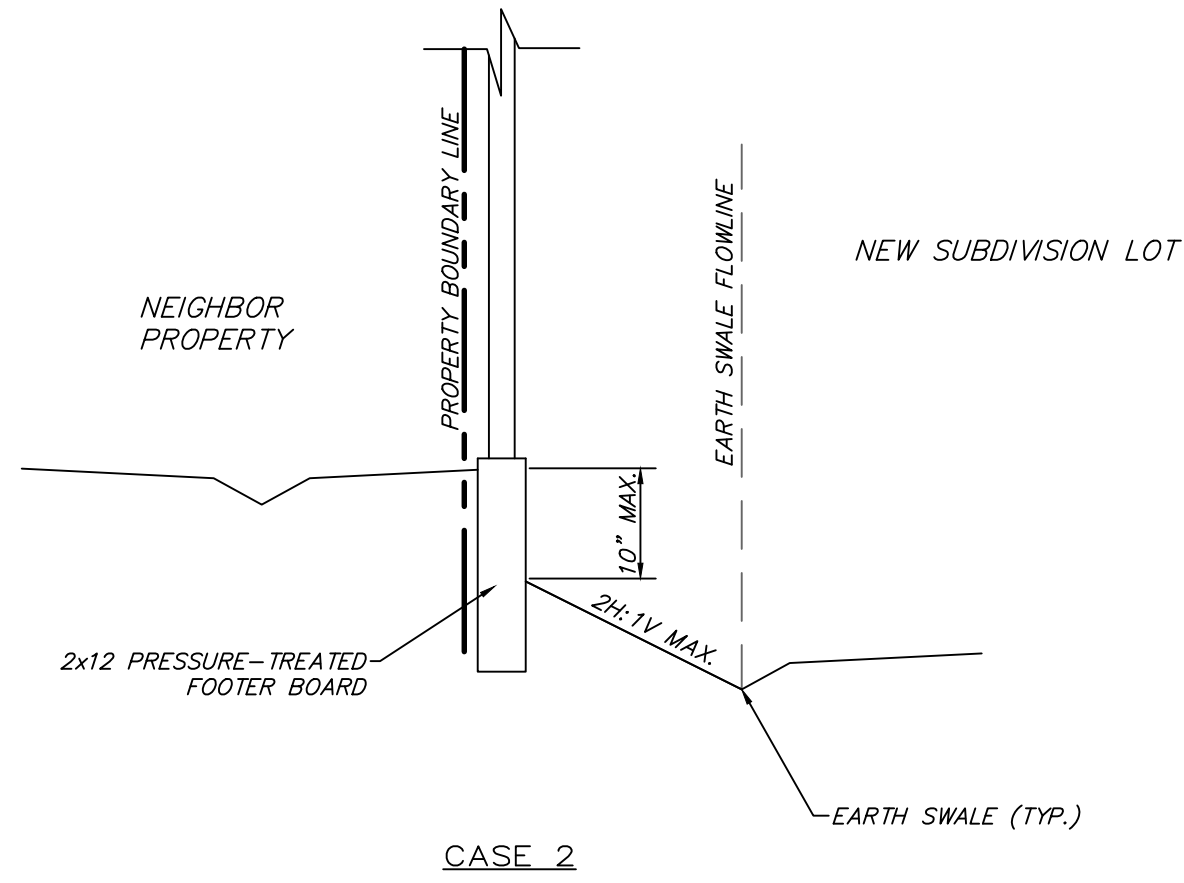
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PHASING PLAN

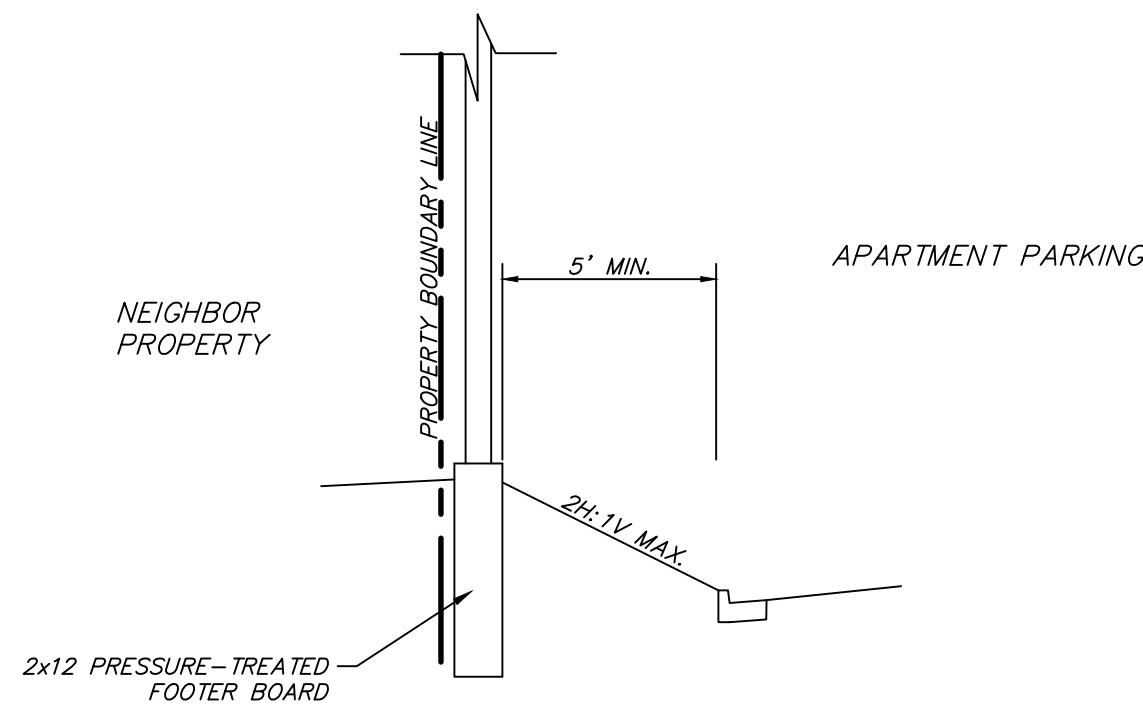
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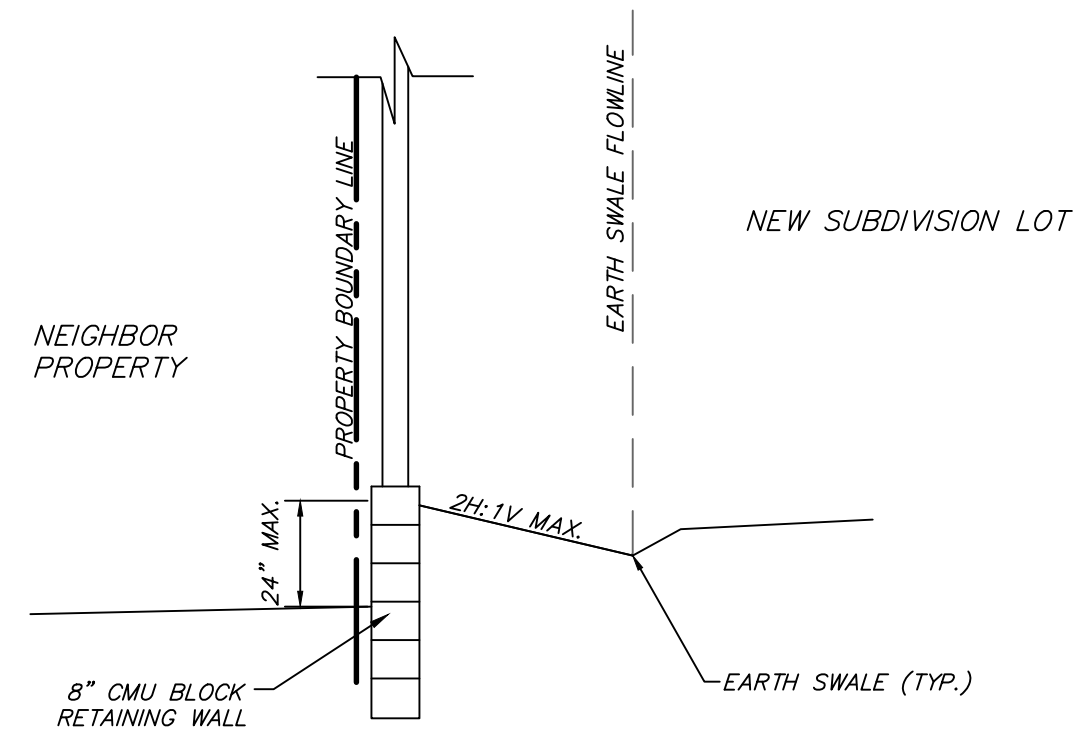
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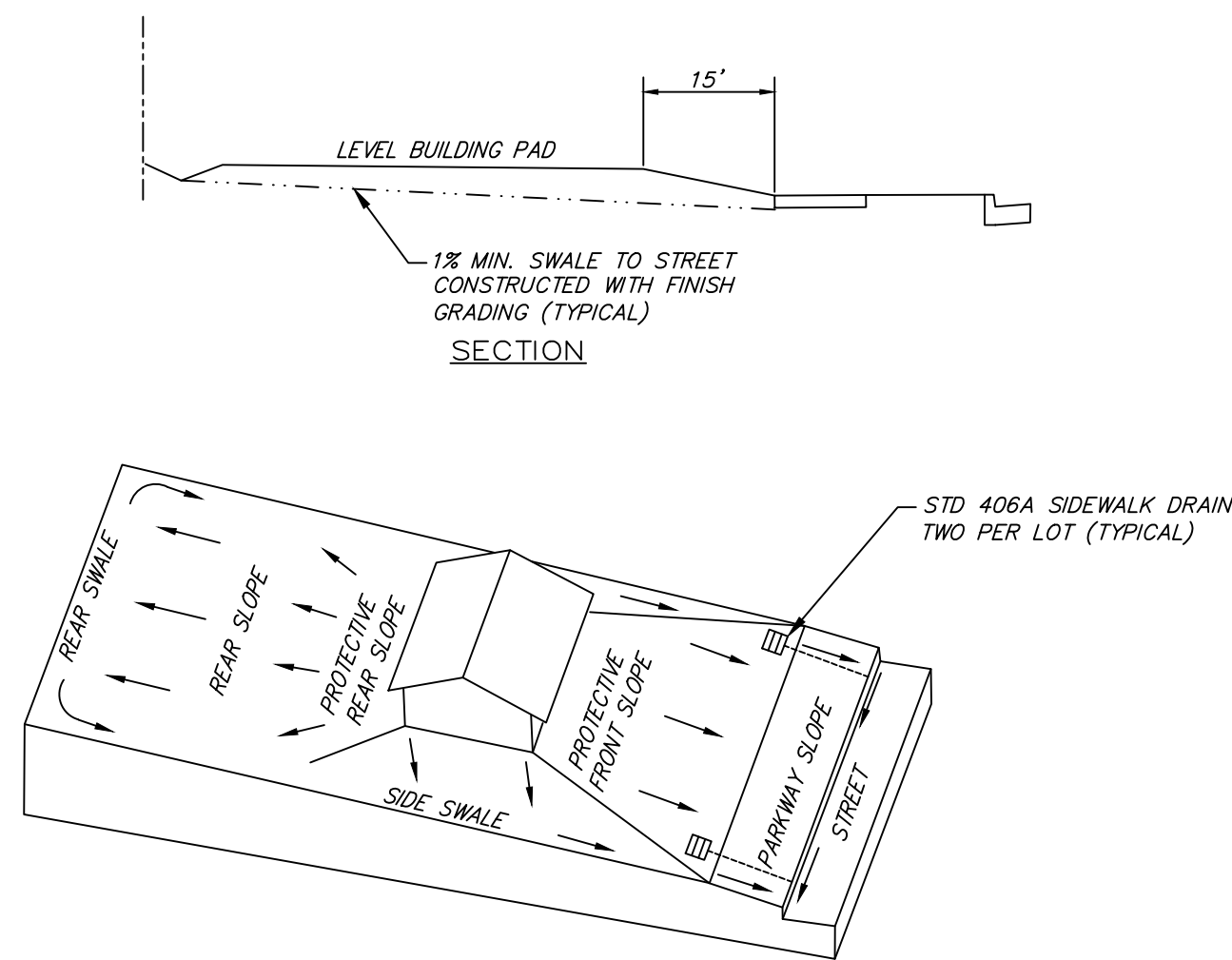
SECTION A
NO SCALE



SECTION B
NO SCALE



SECTION C
NO SCALE



ALL DRAINAGE TO STREET
TYPICAL LOT GRADING
NO SCALE

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SANTA ROSA, CA

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TYPICAL GRADING DETAILS