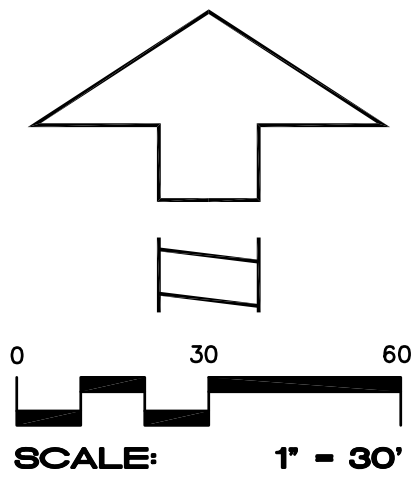
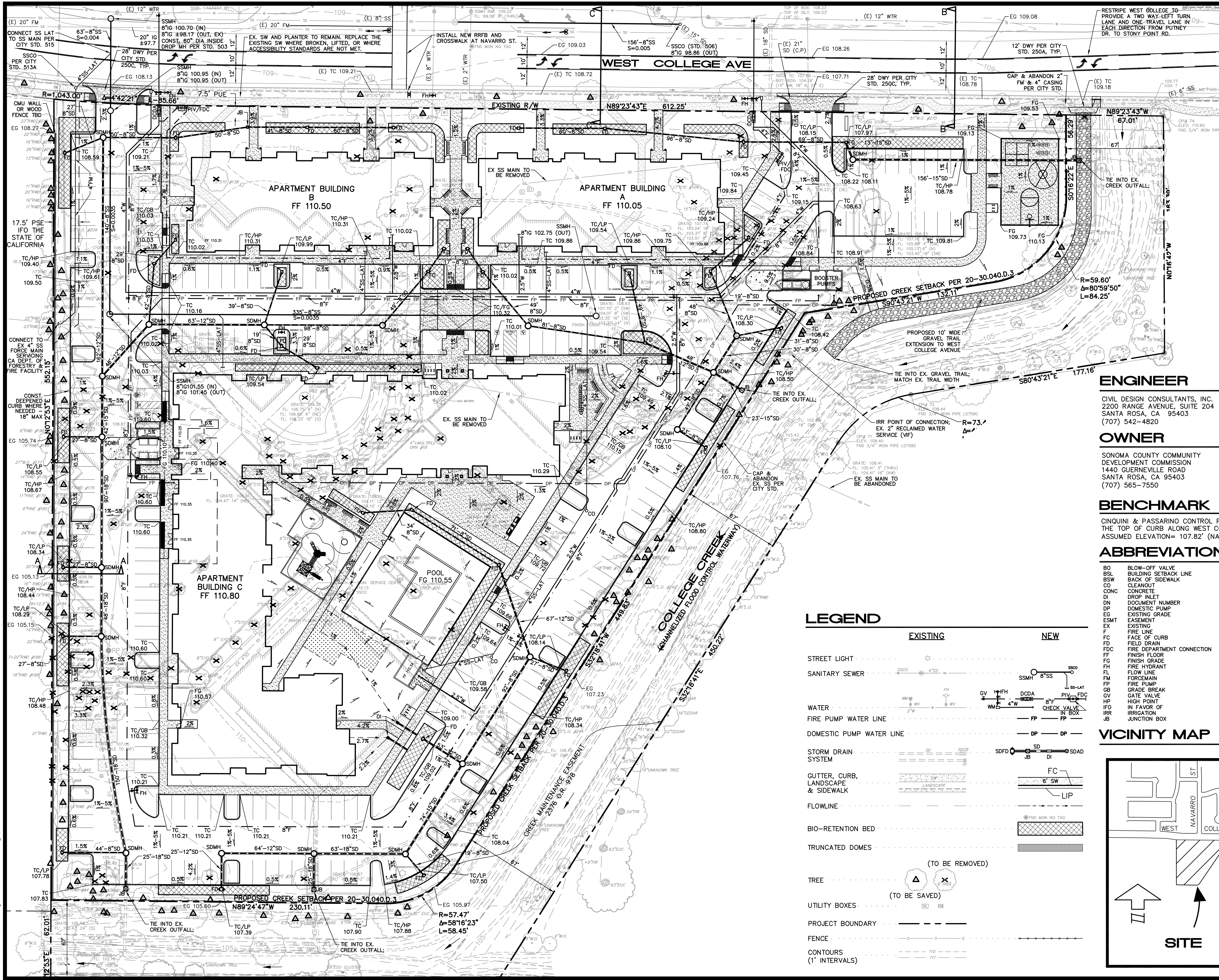




SEE SHEET C2 FOR
TYPICAL SECTIONS OF
PAVED AND OTHER
IMPROVEMENT AREAS

ARCHITECT

LPAS ARCHITECTURE AND DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833 (916)
443-0335

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

OWNER

SONOMA COUNTY COMMUNITY
DEVELOPMENT COMMISSION
1440 GUERNEVILLE ROAD
SANTA ROSA, CA 95403
(707) 565-7550

DEVELOPER

USA PROPERTIES FUND
ROYCE PATCH
3200 DOUGLAS BLVD, SUITE #200
ROSEVILLE, CA 95661
(916) 724-3840

BENCHMARK

CINQUINI & PASSARINO CONTROL POINT NO. 7, BEING A FOUND CUT 'X' IN
THE TOP OF CURB ALONG WEST COLLEGE AVENUE AS SHOWN HEREON.
ASSUMED ELEVATION= 107.82' (NAVD 88)

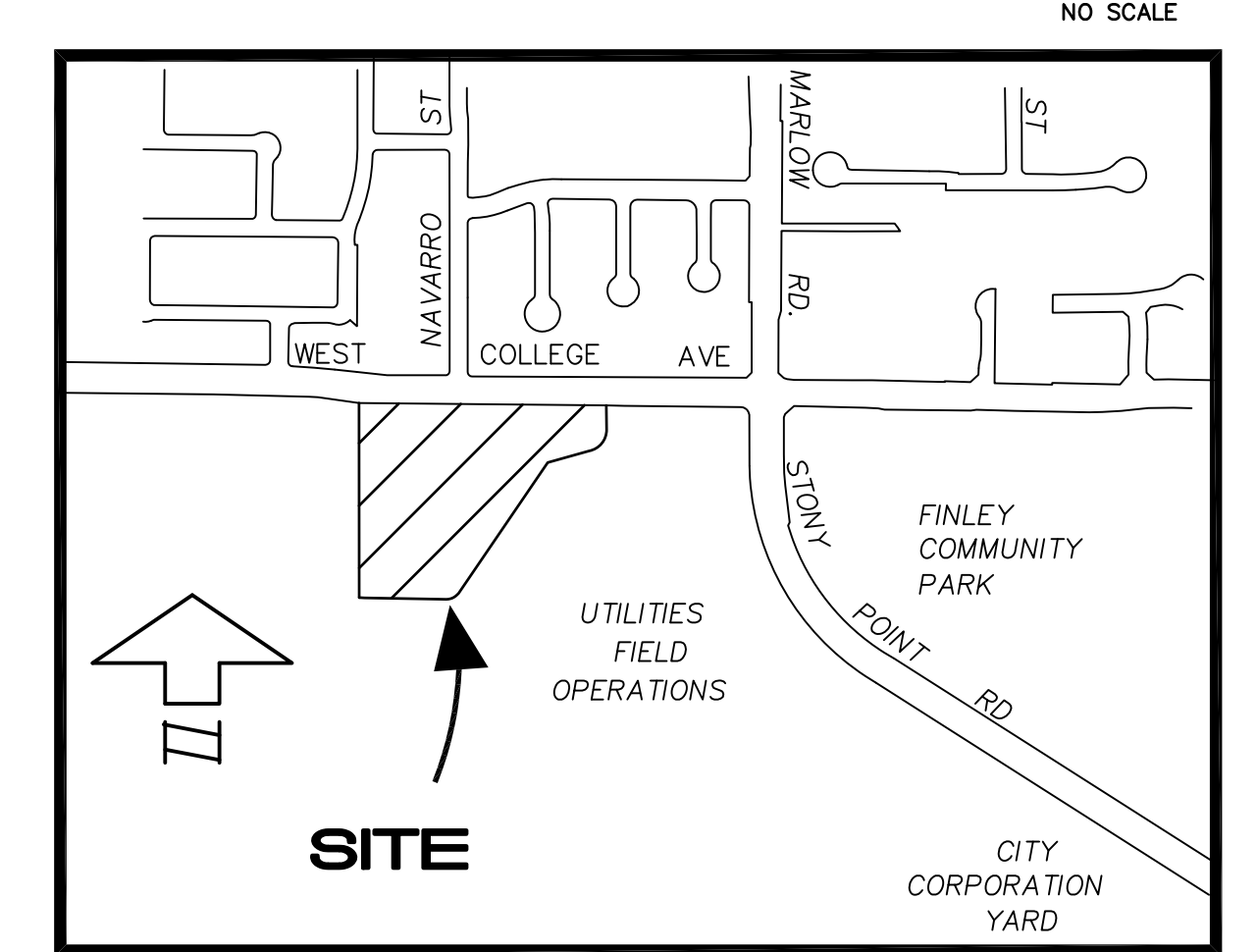
ABBREVIATIONS

BO	BLOW-OFF VALVE	LAT	LATERAL
BSL	BUILDING SETBACK LINE	LP	LIP OF GUTTER PAN
BSW	BACK OF SIDEWALK	LF	LINEAR FEET
CO	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MAX	MAXIMUM
DI	DROP INLET	MIN	MINIMUM
DN	DOCUMENT NUMBER	MIN	MINIMUM
DP	DOMESTIC PUMP	PGE	PACIFIC GAS AND ELECTRIC
EG	EXISTING GRADE	PL	PROPERTY LINE
ESMT	EASEMENT	PSE	PRIVATE SEWER EASEMENT
EX	EXISTING	PUE	PUBLIC UTILITY EASEMENT
FL	FIRE LINE	RBPB	REDUCED PRESSURE BACKFLOW PREVENTOR
F	FACE OF CURB	R/W	RIGHT OF WAY
FC	FIELD DRAIN	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SS	SANITARY SEWER
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	STD	STANDARD(S)
FL	FLOW LINE	SW	SIDEWALK
FORM	FORMEIN	SWE	SIDEWALK EASEMENT
FP	FIRE PUMP	TBD	TO BE DETERMINED
GB	GRADE BREAK	TC	TOP OF CURB
GV	GATE VALVE	TYP	TYPICAL
HP	HIGH POINT	UTL	UTILITY
IFO	IN FAVOR OF	W	WATER LINE
IRR	IRRIGATION	WM	WATER METER
JB	JUNCTION BOX	WV	WATER VALVE

LEGEND

EXISTING	NEW
STREET LIGHT	SSCO
SANITARY SEWER	SSCO
WATER	SSCO
FIRE PUMP WATER LINE	SSCO
DOMESTIC PUMP WATER LINE	SSCO
STORM DRAIN SYSTEM	SSCO
GUTTER, CURB, LANDSCAPE & SIDEWALK	SSCO
FLOWLINE	SSCO
BIO-RETENTION BED	SSCO
TRUNCATED DOMES	SSCO
TREE	SSCO
UTILITY BOXES	SSCO
PROJECT BOUNDARY	SSCO
FENCE	SSCO
CONTOURS (1' INTERVALS)	SSCO

VICINITY MAP



DATE: 9/20/20

PROFESSOR OF ENGINEERING

REGISTERED

STATE OF CALIFORNIA

NO. 44511

DENNIS D. DALBY

RCE 44511

CIVIL DESIGN CONSULTANTS, INC.

2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

COLLEGE CREEK

2160 WEST COLLEGE AVENUE
SANTA ROSA, CALIFORNIA

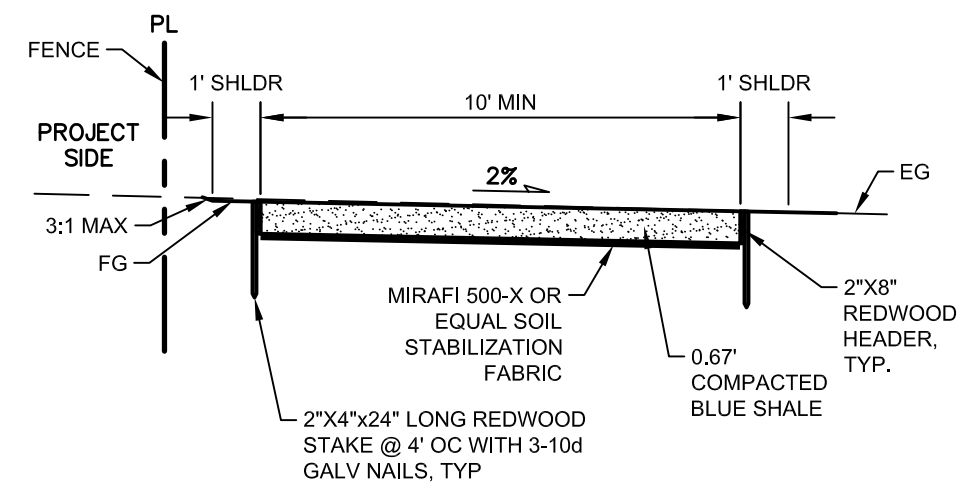
SEPTEMBER 2020

JOB NO. 18-126

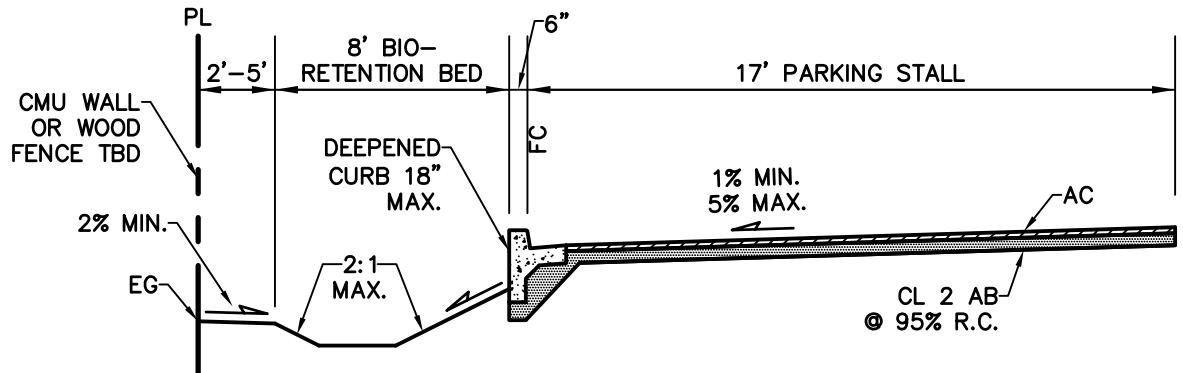
SHEET NO. C1

OF 2 SHEETS

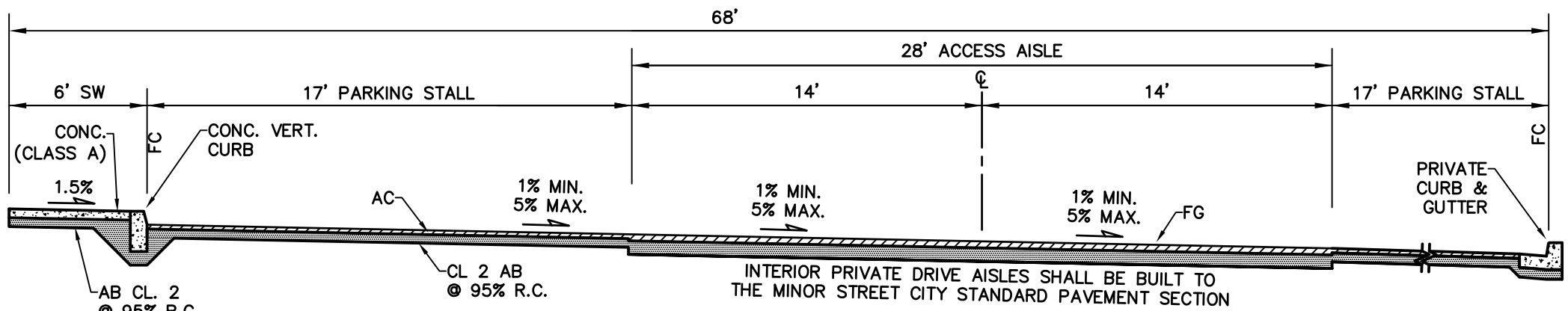
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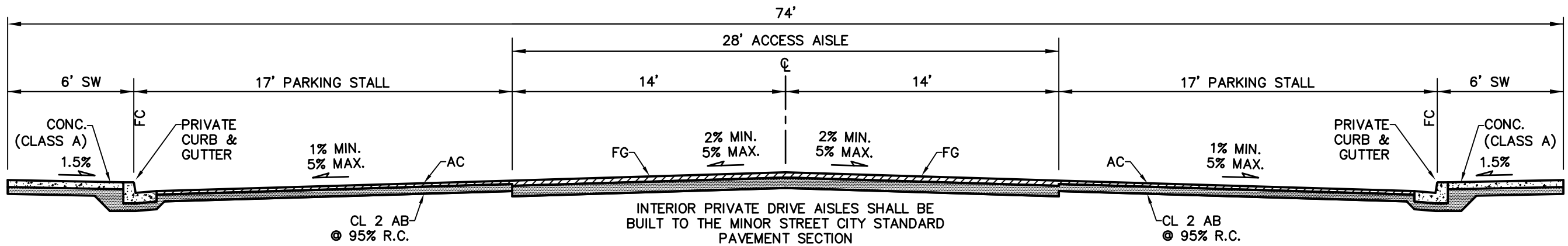
TRAIL TYPICAL SECTION
ALONG COLLEGE CREEK NO SCALE



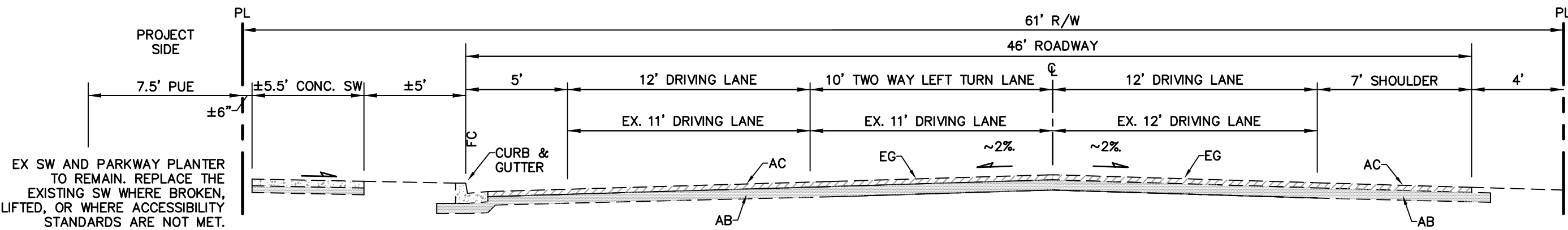
PARKING LANDSCAPE TYPICAL SECTION A
ALONG WEST, SOUTH & EAST PROJECT PERIMETER (PRIVATE) NO SCALE



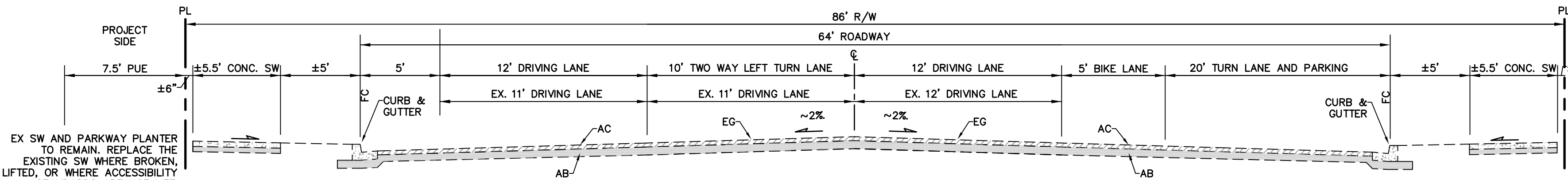
PARKING TYPICAL SECTION
ALONG PROJECT PERIMETER (PRIVATE) NO SCALE



PARKING TYPICAL SECTION
BETWEEN BUILDINGS A/B AND BUILDING C (PRIVATE) NO SCALE

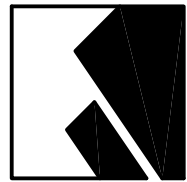


WEST COLLEGE AVENUE TYPICAL EXISTING SECTION B
NEAR COLLEGE CREEK (PUBLIC) NO SCALE



WEST COLLEGE AVENUE TYPICAL EXISTING SECTION C
WIDENED SECTION AT MARLOW ESTATES (PUBLIC) NO SCALE

DATE 9/23/20
REGISTERED PROFESSIONAL ENGINEER - CIVIL
DENNIS D. DALBY
No. 44511
CIVIL ENGINEER
STATE OF CALIFORNIA
DENNIS D. DALBY
PCE 44511



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

APN 010-320-029

TYPICAL SECTIONS
COLLEGE CREEK
2160 WEST COLLEGE AVE
SANTA ROSA, CALIFORNIA

SEPTEMBER 2020

JOB NO. 18-126
SHEET NO.

C2
OF 2 SHEETS