

DESIGN REVIEW SITE IMPROVEMENT PLANS FOR  
**STONY OAKS APARTMENTS**  
2542 OLD STONY POINT ROAD  
SANTA ROSA, CALIFORNIA

A.P.N. 125-551-016  
MARCH 2021



VICINITY MAP  
NOT TO SCALE

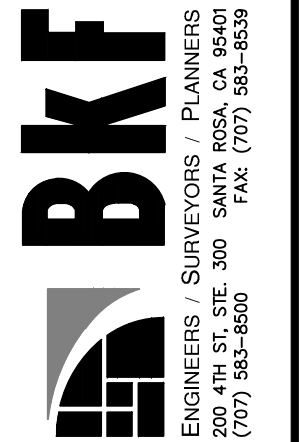
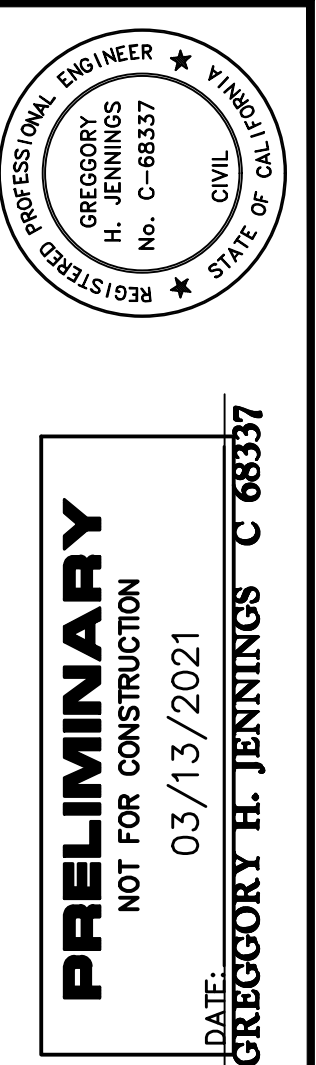
INDEX OF DRAWINGS

1. PROJECT INFORMATION
2. GRADING PLAN
3. UTILITY PLAN
4. STRIPING AND LAYOUT PLAN

OWNER: STONY OAKS, L.P.  
11150 WEST OLYMPIC BLVD, STE 620  
LOS ANGELES, CA 90064  
PH: 310-575-3543X

CIVIL ENGINEER: BKF ENGINEERS  
200 4TH ST, STE. 300  
SANTA ROSA, CA. 95401  
PH: 583-8500  
FAX: 583-8539

ARCHITECT: DAHLIN GROUP  
5865 OWENS DRIVE  
PLEASANTON, CA 94588  
PH: 925-251-7200



STONY OAKS APARTMENTS  
125-551-016  
2542 OLD STONY POINT ROAD  
PROJECT INFORMATION

DESIGN REVIEW NOTES:

THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH DRAWINGS 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 THE 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 WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE CITY/COUNTY 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 THESE DRAWINGS. 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 RECORD INFORMATION. THE PROFESSIONAL PREPARING THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM CINQUINI & PASSARINO, INC. ON AUGUST 19, 2020.

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD DATA AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

ACCORDING TO THE VERIFICATION OF ZONING ISSUED BY THE CITY OF SANTA ROSA ON JULY 29, 2020, THE SUBJECT PROPERTY IS ZONED R-3-30 (MULTI-FAMILY RESIDENTIAL) ALLOWING FOR 30 DWELLING UNITS PER ACRE AND IN THE CASE OF THIS PROJECT, 41 UNITS PER ACRE.

BENCHMARK INFORMATION: CITY B.M. E-66 NORTH POINT PARKWAY, 625 FEET WEST OF STONY POINT ROAD; UNSTAMPED BRASS DISK IN WELL MONUMENT, ON CENTER LINE NORTH POINT PARKWAY, AT EAST END OF A REVERSE CURVE. ELEVATION 111.58'

SYMBOLS & LEGEND

EXISTING	PROPOSED	
		WATER JUNCTION REDUCER
		CAP
		FDC
		SEWER CLEANOUT
		SEWER MANHOLE
		STORM DRAIN MANHOLE
		DROP INLET
		IRON PIPE
		VALVE
		FIRE DEPARTMENT CONNECTION
		FIRE HYDRANT
		LIGHT POLE
		STREET SIGN
		STREET LIGHT
		UTILITY POLE
		GUY ANCHOR
		CATCH BASIN
		TREE
		TREE CLUSTER
		PROPERTY LINE
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FENCE
		SS SANITARY SEWER
		SD STORM DRAIN
		W WATER
		OH OVERHEAD UTILITY LINE
		UT UNDERGROUND UTILITY LINE
		UE UNDERGROUND ELECTRIC LINE
		UG UNDERGROUND GAS LINE
		UTL UNDERGROUND TELECOM LINE
		ASPHALT
		POROUS PAVEMENT
		CONCRETE
		DETECTABLE WARNING
		BIORETENTION AREA
		KEYNOTE
		DETAIL IDENTIFICATION
		SHEET WHERE DETAIL IS SHOWN

ABBREVIATIONS

±	MORE OR LESS	OH	OVERHEAD UTILITY LINE
AC	ASPHALT CONCRETE	PG&E	PACIFIC GAS & ELECTRIC
APN	ASSESSOR'S PARCEL NUMBER	RTWL	RETAINING WALL
CB	CATCH BASIN	SD	STORM DRAIN
CO	CLEAN OUT	SDMH	STORM DRAIN MANHOLE
CSR	CITY OF SANTA ROSA	SS	SANITARY SEWER
DW	DRIVEWAY	SSCO	SANITARY SEWER CLEAN OUT
ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	TB	TOP OF BOX
EUC	EUCALYPTUS	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION LINE
FT	FOOT	UB	UTILITY BOX
GM	GAS METER	UT	UNDERGROUND UTILITY LINE
GV	GAS VALVE	W	WATER
INV	BOTTOM INSIDE OF PIPE	WM	WATER METER
IP	IRON PIPE		

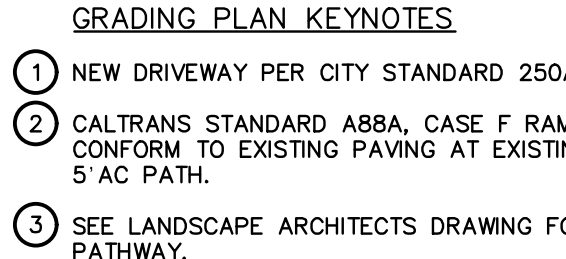
TREE SYMBOL

	SAVE
	REMOVE
	MAYBE SAVE

PARKING SUMMARY

DESCRIPTION	# OF SPACES
VAN ACCESSIBLE	2
ACCESSIBLE	6
COMPACT	69
STANDARD	108
TOTAL SPACES	185
EV CHARGING*	11

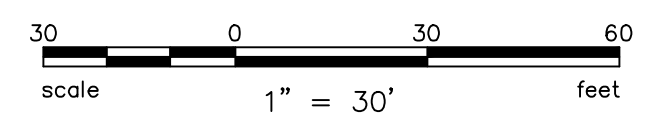
\* - SPACES WILL BE MADE READY FOR EV CHARGING IN FUTURE. ACTUAL CHARGING STATIONS WILL BE INSTALLED IN THE FUTURE











70 SQ. IN. DARK BLUE REFLECTIVE PORCELAIN, ENAMEL STEEL SIGN WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED 80" OFF F.G. ON 1.5" Ø STEEL POST. PROVIDE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY WHICH READS "MINIMUM FINE \$250." VAN SPACE SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY PER CBC SEC 11B-502.6.

