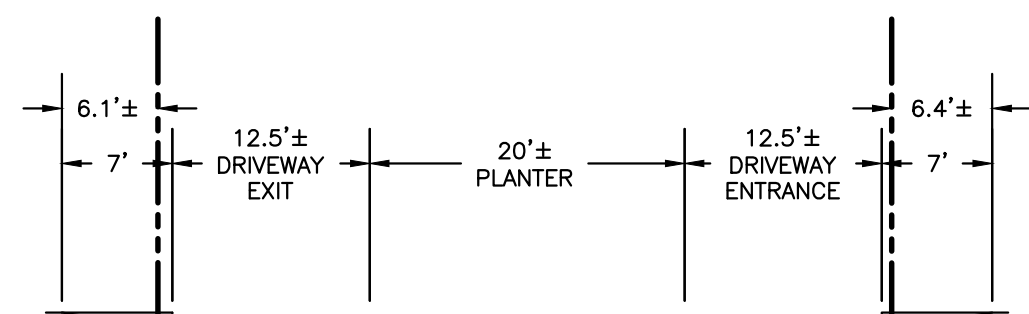




1. SIDEWALK TO SLOPE 2% TOWARDS STREET FOR DRAINAGE PURPOSES.
2. CURBING ALONG SIDES OF DRIVEWAY SHALL BE 6" CONCRETE.

NOT TO SCALE

ADDRESS	613 OLIVE STREET
ASSESSORS PARCEL NUMBER	010-252-023
TOTAL GROSS ACREAGE	0.16 ACRE
EXISTING ZONING	R-3-1B (MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING	R-3-1B (MULTI-FAMILY RESIDENTIAL)
PROPOSED DENSITY	12.5 UNITS/ACRE
TOTAL NUMBER OF UNITS	2 (& COMMON AREA)
WATER SUPPLY	CITY OF SANTA ROSA
SEWAGE DISPOSAL	CITY OF SANTA ROSA

EXISTING SEWAGE GENERATION (INTO CITY FACILITIES):
0 GAL/DAY (NO EXISTING HOMES)

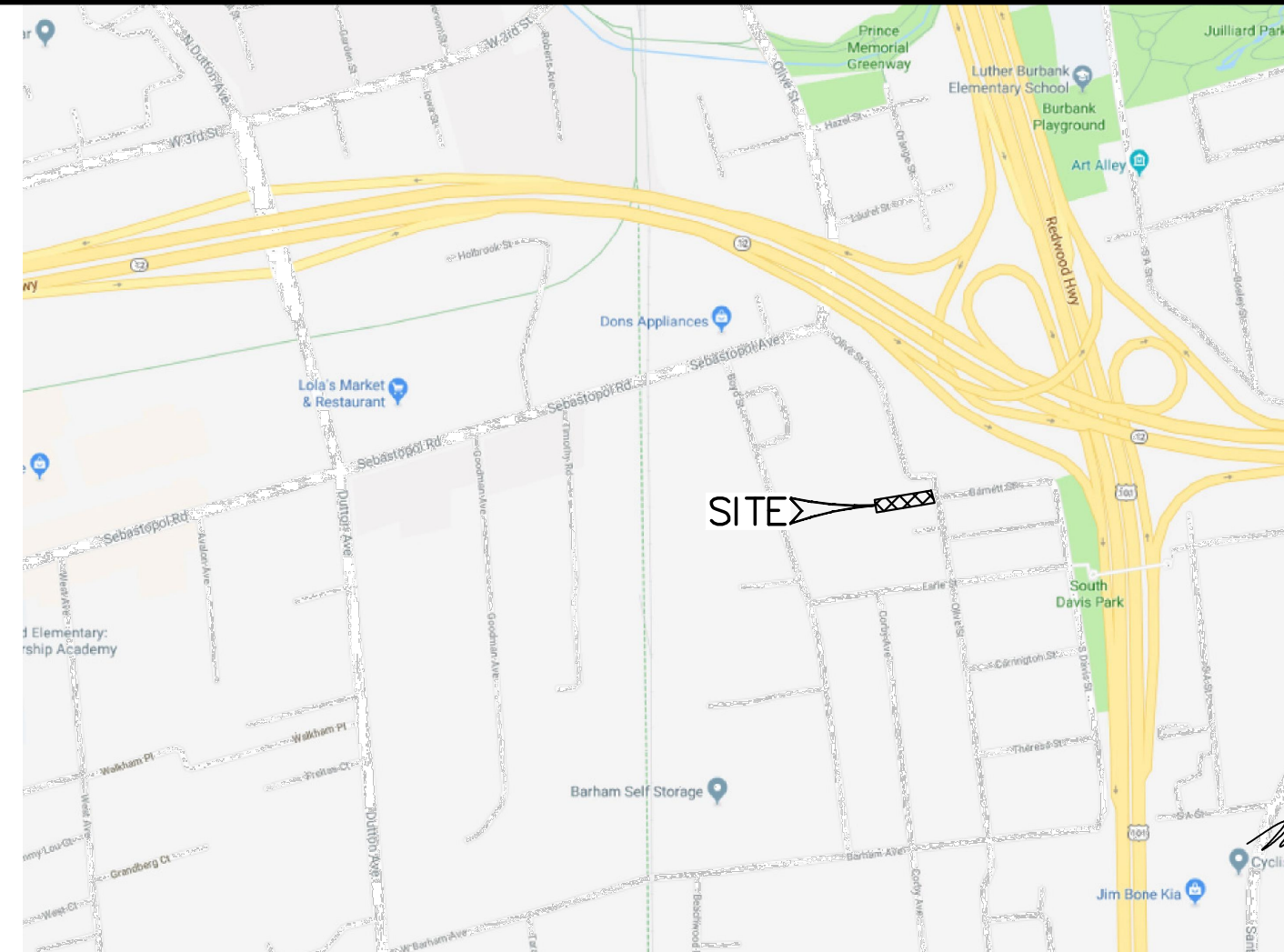
PROPOSED SEWAGE GENERATION:
2 UNITS x 3.25 PEOPLE/UNIT x 125 GAL/PERSON/DAY = 813 GAL/DAY

SEWAGE TRUNK LINE: CROSSTOWN TRUNK SEWER

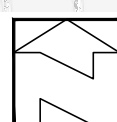
BUILDING SETBACKS	FRONT	10'
	REAR	15'
	SOUTH SIDE - 1 STORY	5'
	SOUTH SIDE - 2 STORY	10'
	NORTH SIDE	0'

LOT 1	2,461 SF
LOT 2	2,025 SF
PARCEL A	2,612 SF

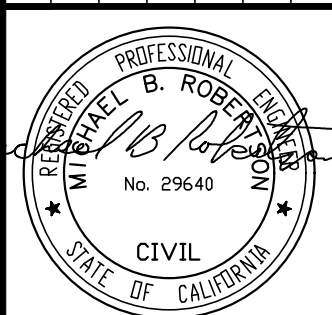
1. ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
2. THERE ARE NO LOT OR ZONING VIOLATIONS AND NO FLOOD ELEVATION. ENGINEER IS NOT AWARE OF ANY SITE FLOODING PROBLEMS.
3. ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
4. THERE ARE NO DEPTHS OR DEPTHS ARE NOT A CONCERN.
5. THE DEVELOPMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DOMINICA COUNTY PERMIT & RESOURCE MANAGEMENT DEPARTMENT.
6. THE PROPOSED DEVELOPMENT IS BASED ON RECORD DATA AND IS NOT INTENDED TO BE A RECORDABLE BOUNDARY.
7. THE SITE IS TO BE SEPARATE. ALL UTILITIES INSTALLED WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS.
8. SEWER LINES SHALL BE SDR-35 OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED.
9. ALL STORM DRAIN PIPING SHALL BE PVC OR APPROVED EQUAL.
10. STREET TREES WILL BE PROVIDED PER CURRENT ZONING CODES AT THE INTERSECTIONS.
11. ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION WILL BE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO OCCUPANCY.
12. ALL GRADING, INVERTS AND ELEVATIONS ARE PRELIMINARY AND MAY BE ADJUSTED DURING FINAL DESIGN.
13. THE SITE IS TO BE SEPARATE. CRITERIA FOR SEPARATION, WATER LINES SHALL BE OF EQUAL DEPTH OR DEEPER THAN PARALLEL EXISTING LINES AND CONSTRUCTED OF 12" OR GREATER PRESSURE RATED PESTIC WATER PIPE OR 18" POLYETHYLENE GLASS REINFORCED PIPE.
14. THIS SITE IS NOT LOCATED IN A HIGH FIRE SEVERITY ZONE.
15. LOTS 1 & 2 AND PARCEL A SHALL BE DEDICATED W/PRIVATE UTILITY EASEMENT TO ADJACENT PROPERTY.



NO SCALE



DATE:	Feb 2020
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	JS
CHECKED:	MBR
PROJ.ENGR.:	MBR
PROJ.MGR.:	MBR

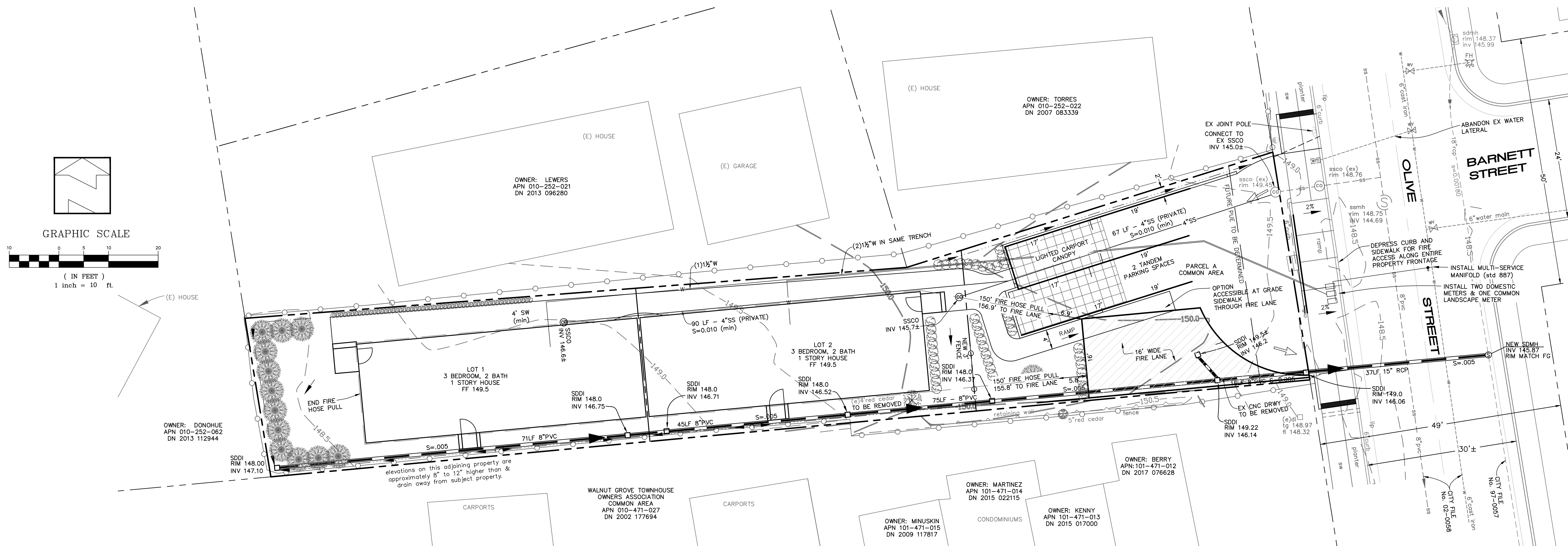


2-24-20

ROBERTSON
ENGINEERING
22300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

TENTATIVE PARCEL MAP
OLIVE COMMONS
JOYCE S. MILKS, TRUSTEE OF JOYCE S. MILKS 2002 TRUST
613 OLIVE STREET
SANTA ROSA SONOMA COUNTY CALIFORNIA

SHEET 1
OF
1 SHEETS
JOB No.
17023



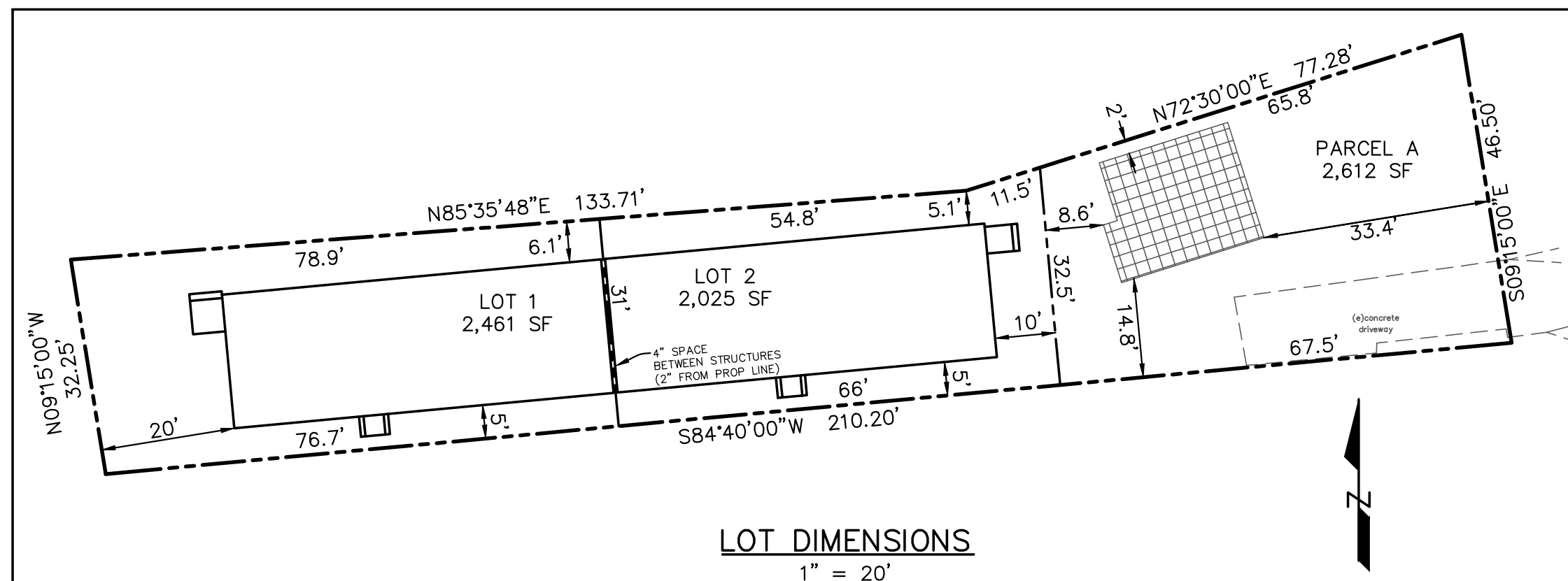
SCREENED and/or lower case DENOTES EXISTING IMPROVEMENTS

±	PLUS/MINUS
AC	ASPHALT CONCRETE
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
C	CURB & GUTTER
CNC	CONCRETE
CP	CONTROL POINT No.
D	DROP INLET
DN	DOCUMENT NUMBER
EX	EXISTING
FF	FINISHED FLOOR
F	FLOWLINE
INV	INVERT
JP	JOINT POLE
LF	LINEAR FEET
(max)	MAXIMUM
(min)	MINIMUM
ℓ	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RF	REINFORCED CONCRETE PIPE
RD	EQUAL
SDM	STREET DRAIN MANHOLE
SFL	STREET LIGHT BOX
SOL	SIDE OPENING FLOWLINE
ST	CITY STANDARD
SW	SIDEWALK
TBX	TELEPHONE BOX
TM	TOP OF GRATE
W	WATER
WM	WATER METER

BASIS OF BEARING: N05°13'4"E BETWEEN CITY COORDINATE MONUMENT G-128 (DISK IN WELL) LOCATED 5' EAST OF THE MOST EASTERLY RAIL OF 3 SETS OF TRACKS AND 16'± NORTH APPARENT CENTERLINE OF SEBABOST ROAD AND CITY COORDINATE MONUMENT G-20 (RAILROAD SPIKE) LOCATED 7.5' WEST OF THE N.W.P.R.R. AND 10'± NORTH OF APPARENT CENTERLINE OF MARHAM AVENUE WEST OF BEACHWOOD DRIVE.

BENCHMARK: CITY BENCHMARK D-110 LOCATED ON OLIVE STREET, 200 FEET SOUTH OF EARLE STREET. LEAD AND TACK IN TOP OF CURB ON WEST SIDE OF OLIVE STREET IN FRONT OF ADDRESS #823

ELEVATION = 148.14'



613 OLIVE STREET, SANTA ROSA, CA

APN 010-252-023 2 LOTS & COMMON AREA 0.16 ACRE FEBRUARY 2020
BEING A PORTION OF THE LANDS OF JOYCE S. MILKS AS DESCRIBED IN THAT DEED RECORDED AS
DOCUMENT No. 2015011054 OF OFFICIAL RECORDS, COUNTY OF SONOMA, ON FEBRUARY 11, 2015

OWNER / SUBDIVIDER

JOYCE S. MILKS, TRUSTEE OF JOYCE S. MILKS 2002 TRUST
141 STONY CIRCLE, SUITE 219
SANTA ROSA, CA. 95401
PHONE: (707) 526-9587

City of Santa Rosa
Planning & Economic
Development Department

RECEIVED